

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, July 21, 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 |

BUSINESS SESSION

V. APPROVAL OF JUNE MINUTES

VI. STANDING COMMITTEE REPORTS AND OTHER BUSINESS

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

VII. NEW BUSINESS

- | | |
|-------------------|---------------|
| 1. Human Services | Susanna Aaron |
| 2. Other (if any) | |

VIII. ADJOURNMENT

DRAFT

August 2022						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 PERSONNEL @ 5 PM	2	3	4 SLA LICENSING 2	5	6
7	8 PERSONNEL @ 5 PM BYLAWS @ 6:30 PM	9 SLA LICENSING 1	10	11 LANDMARKS	12	13
14	15 PERSONNEL @ 5 PM QUALITY OF LIFE @ 6:30 PM	16 LANDMARKS (if necessary)	17 BYLAWS	18	19	20
21	22 PERSONNEL @ 5 PM EXECUTIVE @ 6:30 PM	23	24	25	26	27
28	29	30	31	COMMITTEES NOT MEETING IN AUGUST: Arts & Institution, Econ. Dev. & Small Business, Equity, Race & Justice Schools, Human Services, Parks & Waterfront Schools & Education, Traffic & Transportation.		

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September 2022						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 TRAFFIC & TRANSPORTATION	2	3
4	5 Labor Day	6	7 PARKS/WATERFRONT	8 SLA 2 LICENSING	9	10
11	12 QUALITY OF LIFE SCHOOLS & EDUCATION	13 SLA 1 LICENSING	14 LAND USE	15 LANDMARKS	16	17
18	19 BYLAWS LANDMARKS 2 if necessary)	20 EXECUTIVE	21 ARTS & INSTITUTIONS	22 FULL BOARD	23	24
25	26 ROSH HASHANAH	27 ROSH HASHANAH	28 ECONOMIC DEV. & SMALL BUSINESS	29 HUMAN SERVICES	30	ARTS & INSTITUTIONS EQUITY, RACE & JUSTICE

Jeanine Kiely, Chair
 Susan Kent, First Vice Chair
 Valerie De La Rosa, Second Vice Chair



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

Treasurer Report - July 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) ³	\$	(246,512.00)	\$	(232,512.14)
<i>Other Than Personnel Services (OTPS)</i>				
Equipment & Software / Copy Machine ⁴	\$	(3,605.00)	\$	(6,847.09)
Postage	\$	(300.00)	\$	(145.00)
Professional Services	\$	(3,923.00)	\$	(3,637.49)
Space Rental (Sheen Center)	\$	-	\$	(225.00)
Subscriptions (E-newsletter)	\$	(751.00)	\$	(861.06)
Supplies	\$	(1,500.00)	\$	(1,869.09)
Telephone Services	\$	(2,926.00)	\$	(2,926.00)
	\$	(259,517.00)	\$	(249,022.87)
Balance	\$	71,352.50	\$	79,033.63

¹ Includes \$5,500 City Council Funds

² Reduced to two blocks for FY22, funds incoming during FY23

³ Staff expenditure as of 6/22/22

⁴ Includes June 2022 purchase of air filters & AC/HEAT unit

Revised: July 20, 2022

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CB2 EXECUTIVE COMMITTEE

July 19, 2022

The Executive Committee of Community Board 2, Manhattan, met on Tuesday, July 19, 2022 at 6:30 p.m. by videoconference.

The agenda was to discuss a resolution authorizing hybrid meetings – that is, meetings that combine virtual and live attendance - under the Opens Meeting Law once emergency declarations for Covid-19 have been lifted.

CB 2 Officers: Jeannine Kiely (Chair), Susan Kent (First Vice Chair, Bylaws WG), Valerie De La Rosa, (Second Vice Chair, Economic Development & Small Business) and Antony Wong (Treasurer)

Exec. Members Present:

Ivy Kwan Arce (Arts & Institutions)
Mar Fitzgerald (Equity, Race & Justice)
Susanna Aaron (Human Services)
Frederica Sigel (Land Use & Housing)
Chenault Spence (Landmarks & Public Aesthetics)
Rich Caccappolo (Parks & Waterfront)
Patricia Laraia (Schools & Education)
Donna Raftery (SLA1) and Bob Ely (SLA2)

CB 2 Exec. Members Absent with Notice: Will Benesh (Quality of Life), Ritu Chatree (Assistant Secretary), Shirley Secunda (T&T) and Eugene Yoo (Secretary).

Other CB2 Members Present: Natasha Avanesians, Carter Booth, Katy Bordonaro, Chris Dignes, Michael Levine, Brian Pape, ,Dr. Shirley Smith, Susan Wittenberg, Adam Zeldin (presenting for Traffic & Transportation)

Public: Pete Davies, Edward Fabila, Steven Hill, Darlene Lutz and Lynn Pacifico

MINUTES

1. **Chair's Report:** We are working through the re-staffing process for the office. Eva and Florence are holding down the fort, doing a great job, but we are understaffed as we go through a recruiting process. Please be considerate of requests and perhaps delay requests if possible.

The Jefferson Market Library has re-opened after a three-year renovation process. The upgrade includes the addition of accessibility enabled entrances and enhancements throughout the building.

Water tunnel sites – both of them, Lafayette and Grand and E 4th St – had ribbon cutting events to mark their opening as brand-new parks. This process took many years and efforts of many people, which shows the diligence and tenacity pay off in the end.

- Rapkin-Gayle Plaza at Grand and Lafayette Streets, is named in honor of Chester Rapkin, known as the “Father of SoHo,” and Margot Gayle, a preservationist who advocated for the landmarking of SoHo’s cast-iron buildings. This plaza took 18 years to open.
- Manuel Plaza, next to the Merchant’s House Museum on E. 4th Street, west of the Bowery is named in honor of five men of African descent with the name Manuel who negotiated for their freedom in the mid-17th century and obtained land grants in this part of Manhattan. This plaza took 21 years to open.

Jackie Robinson museum will open next Tuesday (link to follow.)

2. Calendar:

- **August:** Request for a second Landmarks Committee meeting on the 11th which would make the 16th the second meeting of the committee in the month (if necessary) and request for two Bylaws Committee meetings – 8th and 17th. Several committees not meeting this month.
- **September:** Much busier, we need to schedule around holidays. We may have some nights on which we double-up meetings.

3. **Committee Reports:** reminder that we should have clear and fair policies that we should communicate at the start of each committee meeting, e.g., ground rules and guidelines for interactions. Some Committee Chairs use slides to convey these messages – Jeannine offered to share some examples. We should be clear about the length of time for speaker comments, e.g., 2 minutes, depending on the size of the meeting and number of speakers, and how to use timers. We should be clear about what happens in business session and who can take part during it. There is not a definitive policy at the Board level on the rules for the business session, so it is up to the Chair of each committee whether only committee members can speak or whether attending Board members or other attendees can speak.

- **Arts & Institutions:** their meeting was attended by the “Metronome / Climate Clock” team, whose installation is located at One Union Square South. They are looking to upgrade and revise their work and they are seeking CB2’s support.
- **Bylaws:** working on a new Bylaws draft. Targeting completion in August and perhaps presentation to and vote by the Full Board in September.
- **Economic Development and Small Business:** Little Italy Small Business Tour on Monday, July 18 with SBS Commissioner Kim, Borough President Levine, and Councilmember Marte. Heard concerns from businesses in the area. Hudson Square BID ribbon cutting for the final phase of 10-year redesign was on Tuesday, July 12. Working on Fall line-up of programming and legislative priorities.
- **Equity Race & Justice:** discussed the City’s transition to the legal adult-use cannabis market, including legacy businesses - operators who have helped bring about legalization and who, it is believed, are crucial to the success of this rollout. A resolution is being written.
- **Human Services:** will meet this week to hear of an update from Greenwich House, including developments of its senior services, their Neighbor Network initiative, and their substance use treatment. Also, they opened a new location in Westbeth.
- **Landmarks:** typical series of requests to consider. Most were routine.
- **Parks & Waterfront:** heard an update on plans for the proposed crosswalk across West St (Route 9A) at 550 Washington Street to the Hudson River Park, implementation of which will bring about some changes in the Park. Construction is starting in August and is expected to continue until the end of the year.
- **Quality of Life:** did not report.
- **Reopening Working Group:** following up with electeds on the RWG March 31 letter and list of Priority Considerations for Open Restaurants Rulemaking.
- **Schools & Education:** there is a meeting tonight about the Bleecker St school. Many constituents are expected to attend. Patricia Laraia will attend to reiterate our CB2 position(s).
- **SLA 1:** typical series of requests to consider. Most were routine.
- **SLA 2:** typical series of requests to consider. Most were routine.
- **T&T:** discussions of pickup and drop off traffic on Bond St., new elevators being installed in subway stations on 14th St at 6th and 7th Aves, and Academy bus applications.

3. New Business:

Question over whether CB’s weigh in on redistricting discussions and if so, how?

Reminder that the Democratic primary is August 23rd and absentee ballots must be requested by August 8th – we will put links on our site.

Respectfully Submitted,
Richard A Caccappolo
Community Board 2
Manhattan

DRAFT

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TRAFFIC AND TRANSPORTATION COMMITTEE

July 2022

The Traffic and Transportation Committee of Community Board #2, Manhattan held its monthly meeting on Thursday, July 7, 2022, at 5:00 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: Joseph Flahaven.

Public Members Absent with notification: George Haikalis.

Public Members Absent:

Other Board Members Present: Carter Booth, Michael Levine, Natasha Avanesian, Eva Mai (CB2 Community Assistant).

Guests: Marcus Book, Ernest Modarelli & Edmund Gbanite (MTA/NYCT), Joseph O'Donnell (MTA), Jackie Lazaro (NYCDOT), Nicole Barth (Council Member Bottcher), Zella Jones (NoHo-Bowery), Brandon Zwagerman (SoHo Broadway BID), Cordelia Persen (NoHo BID), Valentine Goldstein (NYU), Scott Sartiano, Tony Luna (Academy Express), Darlene Lutz, Jeffrey Rowland, Ronnie Wolf, Vin Buchan, Monica Rice, Joseph Lo Re.

MINUTES:

Presentation by MTA-NYC Transit on the 14th St. Station ADA project (F line/L line).

Plans were presented for construction that will bring ADA accessibility to both the 14th St./6th Ave. (servicing the L, F and M lines) and 14th St./7th Ave. (servicing the 1, 2 and 3 lines) subway stations, including adding nine elevators, new and/or refurbished accessible stairways, and platform and mezzanine improvements (refurbishments and/or new ones). There will be three elevators at the northeast corner of 6th Ave., one from the street to the upper and lower mezzanine levels, one from the lower mezzanine to the L platform level, and one from the upper

mezzanine to the F uptown platform. Three more elevators will be at 6th Ave.'s northwest corner, two of them giving access from the L platform to the 1, 2, 3 passageway and to transfer to the F/M downtown. There will be work for the 7th Ave. station on 12th, 13th and 14th Sts. corners along 7th Ave. Three new elevators will include one giving access from the street to the mezzanine level, one giving access from the mezzanine to the northbound platforms, and one giving access from the mezzanine level to the southbound platform. The passageway between 6th and 7th Aves. will be made ADA compliant. There will be structural steel and concrete repairs throughout the L tunnel and to the wall and ceiling on the L line from 1st to 8th Ave. Construction will require opening the ground to put in elevators. Ground level work will take place from 7 am to 3 pm. Underground work will go on 24 hours, within barricades when trains are in service. There will be pedestrian walkways established around the work areas, and the 6th Ave. bike lane will be maintained. Mitigation measures during construction will include directional signage, posting of notifications of service disruptions and closures, maintenance of walking surfaces free of trip hazards, maintenance of visibility around barricaded work areas, flagging of moving equipment, dust monitoring, housekeeping for cleanliness, noise and vibration monitoring and control, maintenance of adequate illumination, and physical barriers around work zones. Once the project is completed a new wayfinding system will be installed directing people to where the new elevators and stairs are located. The project is expected to be completed in 2024. For further information, contact: marcus.book@nyc.com. There's also a 24/7 hotline phone number: 800-374-9042.

RESOLUTIONS:

1. Resolution in response to a presentation by MTA NYC Transit on their 14th St. Station ADA project, in support of streamlining construction of accessibility measures.

Whereas NYC Transit presented its plans to Community Board 2, Manhattan (CB2) to implement accessibility upgrades at the 14th St. Station Complex, a plan which endeavors to create ADA-accessible stations at both 14th St./6th Ave. and 14th St./7th Ave. stations; and

Whereas the MTA recently said it would ensure elevators and ramps are available at 95% of the subway's stations by 2055, a 33-year timeline to make improvements to the current state where just 27% of stations are accessible; and

Whereas the MTA will spend \$5.2 billion through 2024 on accessibility; and

Whereas evidence suggests that high capital expenses may come at the cost of operating performance; e.g., existing elevators experience outages quite frequently, exemplified by a 2017 study by New York University's Rudin Center for Transportation demonstrating that in 2015 there were 14,092 outages on subway elevators, for an average of 53 outages per elevator that year; and

Whereas, according to NYC Transit President Richard Davey, "optimal service, increasing frequency of trains, and maintaining strong on-time performance are [NYC Transit's] main focuses," yet CB2 is aware that maintenance and service performance come at a cost; and

Whereas the NYC Transit presentation indicated that six elevators will be added to the 14th St./6th Ave station, three elevators from street to mezzanine level, and three elevators from

mezzanine level to platform level; and

Whereas separating elevator trips between street and mezzanine and mezzanine and platform level 1) is primarily designed to accommodate turnstile fare collection (a relic of the early 20th century design of the NYC subway), 2) may double the number of elevators needed in a station, 3) adds construction complexity and cost, 4) causes a slower experience for elevator users, 5) reduces direct, unconfusing and comfortable access for those with physical disabilities, and 6) doubles the probability of an elevator outage making the station inaccessible;

Therefore be it resolved that CB2 thanks MTA NYC Transit for their presentation and new attention to creating ADA accessible subway stations, and requests that future elevator construction leverage a single elevator trip from street to platform where possible, using whatever digital fare collection tools may be needed on the elevator to reach the platform level; and

Be it further resolved that CB2 requests that any such future elevator construction be carefully designed to allow users of elevators to easily access mezzanine levels, station booths, and information kiosks; and

Be it further resolved that concerns about riders evading fare collection using such an elevator design might be obviated in the future should the city stop collecting fares, reflective of a broader trend worldwide to recognize public transportation as an essential public good, and until this should happen, use of these elevators can be enforced using the same mechanisms in place with existing accessible entry gates (e.g., signage, cameras, and penalties), and multi-billion dollar cost savings from simplified construction might be used to cover any evaded fares; and

Be it finally resolved that CB2 requests a high-level, retroactive analysis to estimate the cost savings (absolute and percentage) at the 14th St/6th Ave station had three complete journey elevators been built instead of six part-way elevators.

References: [Accessibility Project at 14th St. Subway Station](#); [New York Today: Trapped in a Subway Elevator](#); [MTA Vows to Make NYC Subway 95% Accessible. It Will Take 33 Years. - The New York Times](#); [NYC Subway Ridership Just Hit a Pandemic-Era High](#); [What does it take to install an elevator in a subway station?](#)

Vote: Unanimous.

2. Resolution requesting nighttime parking regulations on Bond St. btw. Broadway and Lafayette St., north side, for No Standing 6:00 pm to 8:00 am except loading and unloading.

Whereas numerous complaints have been voiced by the residents of Bond St. btw. Broadway and Lafayette St. about loud, disturbing noise at night from horn honking and general disruptive movement by livery vehicles dropping off and picking up patrons at the nighttime establishments on Bond's north side and from many of these vehicles double-parking for long periods of time, backing up traffic and hindering vehicular progression; and

Whereas current parking regulations on Bond St.'s north side btw. Broadway and Lafayette St. call for 3 hour metered parking, commercial vehicles only, Monday-Friday, 8am-6pm and 2 hour metered parking, Saturday, 8am-6pm. With no parking regulations at this location from 6 pm to 8 am, anyone can park there during these night hours, leaving no room for dropping off or picking up and leading to the crowded, chaotic traffic conditions that include long- and short-term double parking and disordered dropoffs and pickups in the middle of the street, creating not only noise and confusion, but also harmful emissions from idling that sully the air and threaten people's health, as well as obstructing and endangering pedestrian access; and

Whereas a meeting was held by the residents and businesses on Bond St. btw. Broadway and Lafayette to address these issues and find an amenable approach to solve this problem. All the neighbors agreed that nighttime use of curbside space on Bond's north side for dropping off or picking up passengers was preferred to allowing stationery parking there during those hours, because it would require drivers to move on without lingering once people leave or enter vehicles and eliminate the need to double park; and

Whereas it was indicated that the occupants of Bond St. btw. Broadway and Lafayette St. don't customarily park there and that no concerns have been voiced about losing parking; and

Whereas it was mentioned that alerting drivers about dropoff/pickup rules helps to reinforce them, and the owner of Zero Bond (evening venue, north side east of Broadway, west of Jones Alley) affirmed that he currently tells drivers that they can't sit in place and that he and other local businesses and residents would do the same should dropoff/pickup rules be established; and

Whereas No Standing regulations allow for dropping off or picking up passengers, but don't allow waiting for them;

Therefore be it resolved that Community Board 2 Manhattan (CB2) recommends and requests that nighttime parking regulations and signage on Bond St. btw. Broadway and Lafayette St., north side, be established for No Standing 6:00 pm to 8:00 am except loading and unloading; and

Be it further resolved that CB2 supports and encourages businesses and residents on Bond St. to alert drivers to these requested No Standing except loading and unloading nighttime regulations when implemented and to remind drivers that they must move along once they drop off or pick up passengers.

Vote: Unanimous.

3. Resolution in response to application for an NYU Shuttle bus stop on Broadway, from Grand to Howard St., west side.

Whereas Community Board 2 Manhattan (CB2) reviewed an application from Academy Express L.L.C. for an NYU Shuttle bus stop to be located on the west side of Broadway between Grand and Howard Sts. (request for closer to Grand in front of 451 Broadway); and

Whereas up to now, the NYU Shuttle bus service has been operating in an informal manner (in cooperation with the NYC Dept. of Transportation (DOT)), i.e., continually using the same locations for its stops without formal designation, but a new, official permitting process has been

established by DOT that requires Academy Express to apply for a separate permit for each stop and asks community boards to review the applications and evaluate and give input on the suitability of the requested locations, in order to provide a more systematic, predictable program that better responds to community needs; and

Whereas the proposed stop would be part of a southbound route that starts on Broadway btw. Waverly Pl. and Washington Pl. heading to Lafayette and White Sts. and back north to end at Lafayette and E. 4th Sts., convenient to NYU academic, residential, and administrative facilities. It is a new location in that it's an alternative to one originally proposed at Broome St. and Broadway and was recommended by DOT as more workable; and

Whereas pickups and dropoffs would occur Mon.-Thurs. 10:54am-11:24pm (every 20 minutes, approx. 30 trips), Fri. 10:04am-11:24pm (every 30 minutes to one hour, approx. 19 trips) and Sat.-Sun. 10:35am-11:05pm (every 30 minutes to one hour, approx. 16 trips or less). Service operates only during the school session, from September to December and January to May; and

Whereas the proposed NYU Shuttle stop location is already an existing bus stop for MTA NYC Transit's M55 bus. The stop can be shared because of the way it's set up, having a spacious bus bulb with room and seating to accommodate waiting passengers, sufficient length for buses to pull in and out and an adjacent travel/parking lane designated for buses only. The Academy rep indicated that DOT would work with NYCT on the sharing arrangement; and

Whereas no parking would be removed; and

Whereas some concern was voiced about observing NYU shuttle buses idling for longer than NYC's legally capped three minutes while waiting for passengers, rather than turning off their engines, producing air polluting and fuel wasting emissions. The Academy rep specified that the company's drivers are being instructed that they cannot idle more than three minutes and also noted that picking up and leaving usually doesn't take more than two or three minutes;

Therefore be it resolved that CB2 has no objection to locating an NYU Shuttle bus stop on the west side of Broadway, from Grand to Howard St., and recommends approval of the application for that site.

Vote: Unanimous

4. Resolution in response to application for an NYU Shuttle bus stop on Centre St., from Canal St. to Hester St., east side.

Whereas Community Board 2 Manhattan (CB2) reviewed an application from Academy Express L.L.C. for an NYU Shuttle bus stop to be located on the east side of Centre St. btw. Canal and Hester Sts. (request for closer to Canal, across from 183 Centre St.); and

Whereas this application is in response to a new formalized process established by the NYC Dept. of Transportation (DOT) that requires Academy Express to apply for a separate permit for each stop and asks community boards to review the applications and evaluate and give input on the suitability of the requested bus stop locations, in order to provide a more systematic, predictable program that better responds to community needs; and

Whereas the proposed bus stop would be part of a northbound route coming from NYU's Brooklyn campus where it is originating with two stops, first, 6 Metro Tech Center at Jay St., then Cadman Plaza at Clark St., and proceeding over the Manhattan Bridge to Canal St. west to Centre St. where it would turn north, heading to 715 Broadway in NYU's Washington Square area, with just two stops in Manhattan on the way to that destination, the proposed Canal and Centre Sts. stop and the next one at Cleveland Pl. and Spring St.; and

Whereas a new protected bike lane is currently in the process of being installed by DOT on Centre St. btw. Worth and Broome Sts. and on Cleveland Pl. btw. Broome and Spring Sts. This includes the areas of both the proposed Canal and Centre Sts. shuttle bus stop and the Cleveland Pl. and Spring St. one after that. As originally presented to CB2 by DOT, this new configuration entails having one 11 ft. travel lane on Centre St. (with a bike lane and buffer) and a parking lane along its east side which it is assumed would accommodate the current four metered parking spaces there that provide for needed rotating (rather than stationery) parking access (2 HR Metered Parking 7:30am-7:00pm except Sunday) and NYC revenue. On Cleveland Pl. the plan calls for one 10 ft. travel lane (with a bike lane and buffer) and a 10 ft. turn/parking lane; and

Whereas heavy commercial activity with trucks loading and unloading occurs much of the day on Centre St. btw. Canal and Grand Sts., while the proposed Academy bus stop location on that east side of Centre north of Canal has a great deal of pedestrian sidewalk activity (not ideal for waiting for the bus). A parking lot occupies the northern half of the street with the potential for vehicles leaving the lot to conflict with departing buses. A bus stop would require the removal of at least some of the metered parking spaces, although Academy was unable to say how many. The proposed turning corner for the bus (from Canal heading west to north on Centre) is a very busy one, presenting turning obstacles; and

Whereas Cleveland Pl. becomes exceptionally narrow btw. Broome and Spring Sts., and with trucks making deliveries forced to double park (that previously were able to use curb space now taken up by illegal parking) and all manner of other vehicles including FHVs, limousines, e-bikes, mopeds and electric scooters crowding the street, even with a squeezed in parking-turning lane and the possible removal of jutting out dining sheds (which DOT is considering), passage on the street will be constricted, in fact, frequent observations on different days at different times show that the NYU shuttle bus is forced to pick up and drop off passengers at the Cleveland-Spring stop in the middle of the street; and

Whereas from what the Academy rep indicated, this northbound route in Manhattan is primarily to bring students from the NYU Brooklyn campus (i.e., the engineering school and the other NYU programs located in downtown Brooklyn) up to the NYU Washington Square area. As such, pulling in and leaving at the Canal-Centre location is expected to take no more than 30 seconds, with just a few students getting off and possibly on, an action with such limited use, it may not be needed or merited, especially in view of the constraints in Centre St.'s redesign and its activities at that proposed location. At the same time, the Cleveland Pl. cramped location is far from ideal, and the need for two stops is not clear; and

Whereas the tight conditions in NYU's desired shuttle bus stop areas on both Centre St. and Cleveland Pl. are not amenable to comfortably accommodate such bus stops, in fact, these

locations are undesirable for this activity and would be further limited by the new protected bike lane configuration;

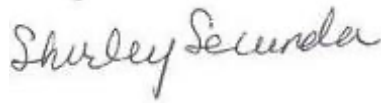
Therefore be it resolved that CB2 is opposed to an NYU Shuttle bus stop on Centre St. btw. Canal and Hester Sts., east side, and also opposes the NYU Shuttle bus stop on Cleveland Pl at Spring St.: and

Be it further resolved that CB2 strongly recommends and requests that Academy Express L.L.C. together with the DOT study and ascertain where the most suitable location or locations for the first Manhattan stop for the NYU Shuttle bus coming off the Manhattan Bridge from Brooklyn as well as the stop after it should be situated, and whether more than one stop is even needed on the way to 715 Broadway; and

Be it finally resolved that CB2 recognizes that the route should be ready for the Fall semester and advises that Academy and DOT conduct this study as soon as possible and present its results and recommendations once they are completed to CB2's Traffic and Transportation Committee which will schedule a hearing at whenever of its next meetings the new results are ready, unless the alternatives that Academy and DOT find are within the boundaries of another community board which DOT would notify for review while apprising CB2 of the change.

Vote: Unanimous.

Respectfully submitted,



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

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

The Community Board 2, Manhattan Landmarks and Public Aesthetics Committee held its monthly meeting on July 12, 2022 by video conferencing.

Committee Members Present: Chenault Spence (Chair), Susan Gammie (Vice-Chair), Valerie De La Rosa, Brian Pape, Anita Brandt, Mostafa Osman

Board Members Absent with Notice: Eugene Yoo , Bo Ricobono, Zachary Roberts

Board Members Absent without Notice:

Public Members Present: Albert Bennett, Andy Clark
Brenden Fitzgerald

Public Members Absent with notice:

Board members: Donna Raftery, Michael Levine

1. ***741-745 Washington St.**– Application is to convert an existing garage entry to windows, expand an existing third-story addition, and install rooftop mechanical equipment and bulkheads.

Whereas:

- A. The studio and home of Roy Lichtenstein has been donated to the Whitney Museum and will be used to house the Whitney Independent Study program; and
- B. The change from a private studio and residence to an institutional use requires certain modifications, in particular studio space for a number of artists; and
- C. There have been multiple minimally visible rooftop additions with punched openings in brick and other materials at various times; and
- D. The facade is to be restored; and
- E. At the ground level the garage entrance is to be replaced with a window mirroring the existing ground floor windows; and
- F. At the entrance there are a plaque, light, and security camera; and

G. The mechanical equipment, elevator, and bulkhead modifications are not visible; and

G. A proposed third floor addition, completely visible from numerous vantage points in public thoroughfares, is immediately behind the existing parapet with two garage door sized recessed fenestration matching the ground floor, is of monochromatic brick dissimilar to the existing brick with the two oversized windows aligned with the existing ground floor windows fitted into the north and south bays; and

H. The massive addition with only two out of scale large windows and a large central blank area and is nearly flush with the facade, overwhelms the facade, and is not harmonious with the building or the historic district; now

Therefore be it resolved that CB2 Manhattan recommends:

A. Approval of the facade restoration, changes in fenestration at the first floor, additions at the entrance; and

B. Denial of the rooftop addition unless its front facade has some setback from the existing parapet, the fenestration is smaller and evenly distributed, the brick is more similar to the existing, that there is some termination at the top of the addition, and that the appearance is less heavy and oppressive to the existing building and street scape.

Unanimous

~~2. *72 Mercer St.—Application is to remove exterior perforated panels (cladding) from both street facades (Mercer and Broadway).(laid over)~~

~~3. *73 Perry St.—Application is to restore the original façade, arched windows, and previous stoop location to its original configuration, excavate the rear yard from basement to cellar level. (laid over)~~

4. *234 W. 10th St. – Application is to add a one-story horizontal addition to the non-visible existing rear extension, including occupiable terrace; add side yard windows to the existing house, and replace in kind the existing front stoop and areaway.

Whereas:

A. An existing rear extension is to be raised by one story with the same design and materials, and a teak pergola is to be installed on its roof; and

B. The addition is not visible from any public thoroughfare; and

B. Two visible windows are to be added to the third floor matching the existing third floor window; and

C. The stoop and areaway are undergoing restoration in kind approved by staff; now

Therefore it be resolved that CB2 Manhattan recommends approval of the addition to the rear extension and the addition of two third floor windows and is in agreement with the stoop and areaway restoration.

Unanimous

~~5. *429 West Broadway—Application is to replace storefront doors and lock system. (Laid Over)~~

Respectfully Submitted,

Chenault Spence

Chenault Spence, Chair

DRAFT

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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SLA LICENSING COMMITTEE 1

The SLA Licensing Committee #1 of Community Board 2, Manhattan, held a meeting at 6:30PM on Tuesday, June 7, 2022 at Community Board 2 Conference Room, 3 Washington Square Village, #1A and via Video Conference.

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

Committee Board Members Absent with Notice: C. Flynn

Other Board Members Present: B. Pape

RESOLUTIONS:

1. **TXOKOA, LLC d/b/a Haizea, 142 Sullivan St. 10012** (Alteration to increase seating, TW – Bar/Tavern)
 - i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing #1 via video conference to present an alteration application to the NYS Liquor Authority to add additional seating to the existing Tavern Wine License (SN#1331550) which has been in operation since April/2021 as a Basque and Catalan-inspired restaurant in an area zoned for residential use only (R7-2) on the ground floor of a seven (7)-story tenement building (c. 1910) on Sullivan Street between W. Houston Street and Prince Street (Block #518/Llot #37) the building falling within NYC LPC’s designated Sullivan-Thompson Historic District; and
 - ii. **Whereas**, the storefront premises is roughly 750 sq. ft., with front and rear rooms, the front room having an electric cooking area behind one bar with 10 patron seats and a window eating counter with 2 additional seats, the rear room being located after continuing down a long hallway, having an additional bar with eight (8) patron seats for a total seating capacity for 20 patrons, there also being a basement space (not included on this application) which was renovated by the Applicant that will be used for storage and an office, the sole access to the ancillary basement premises needed by the business for storage and food preparation being a door leading through the common residential hallway, the Applicant storing all liquor on the ground floor behind the rear bar, there is one (1) bathroom and one (1) entry used for patron ingress and egress); and

- iii. **Whereas**, the Applicant presented and was recommended for approval by Community Board 2 Man. for the same application at this location in September/2020 after multiple appearances before Community Board 2 regarding the application (<https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/2020/10/09-September-2020.pdf>), the approval being conditioned on providing a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for the store front premises proposed to be licensed as was required by the NYSLA at the time, the Applicant not receiving the Letter of No Objection prior to opening, limiting the seating to the ten (10) persons indicated on the Certificate of Occupancy, the Letter of No Objection permitting eating and drinking at the storefront premises for less than 75 persons having now been received, the instant application seeking to increase the seating to 20 patrons as indicated in the September/2020 application; and
- iii. **Whereas**, the hours of operation will be Sunday through Saturday from 11 AM to 11 PM, music being background only, there are no operable doors or windows on the front façade; and
- iv. **Whereas**, while the September/2020 application did not include any outdoor area for seating and the instant application did not indicate any outdoor seating, the Applicant has been operating with roadbed seating under the temporary Open Restaurants program on Sullivan Street consisting of four (4) tables and eight (8) seats, there is no sidewalk café included with this application but there is a bench located immediately adjacent and parallel to the building; photographs were submitted to Community Board 2, Man. by a local resident showing the completely enclosed roadbed structure with four walls and a roof, a door, operable windows and a working air conditioner, questions being raised about the use of an air conditioner in an outdoor dining structure, the Applicant stating the windows are kept open to allow for air circulation and that the air conditioner is being used for the comfort of his patrons, this being in direct disregard of NYC Local Law 92 requiring no co-mingling of outdoor and indoor air when air conditioners are in use (i.e. windows and doors are to remain closed), the Applicant agreeing to remove the air conditioner from the roadbed structure and provided photographs following the Committee meeting showing the air conditioner removed; 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 NYSLA and agreed would be attached and incorporated into the method of operation of the Tavern Wine License, with those stipulations as follows:
1. Premises will be advertised and operated as a Basque- and Catalan-inspired restaurant operating with less than a full service kitchen but will serve food during all hours of operation and at all times operate in the spirit of a full service restaurant.
 2. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 3. Will not have televisions.
 4. The hours of operation will be 11 AM to 11 PM Saturdays through Sundays (7 days a week). No patrons will remain after stated closing time.

5. 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 Sullivan Street. Roadbed seating not exceeding the business frontage of licensed premises consists of four (4) tables and eight (8) patron seats. There is no sidewalk café but there is a bench located immediately adjacent to the storefront leaving a minimum clearance of 8' to the curbside for pedestrian passage with no service of food or alcohol to persons seated on the bench.
6. There will be no air conditioners used or installed in the roadbed seating area.
7. Roadbed seating will close no later than 11 PM. All tables and chairs will be secured at this hour and no patrons will remain in roadbed seating area. No exterior music, speakers, TVs or air conditioners. No sidewalk café.
8. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
9. Will bring all deliveries in through the restaurant, utilizing the common hallway only as a pass through between the interior restaurant and basement. Moving delivered items to basement through hallway will be kept to a minimum.
10. There will be no use of the common hallway between 12:00 AM and 8:00 AM. All food and prep items for each days service will only be moved prior to the beginning of service and after service has concluded, not throughout the day.
11. All alcohol will be stored within the first-floor restaurant.
12. Will close all doors and windows at all times, allowing only for patron ingress and egress.
13. Will not install or have French doors, operable windows or open facades.
14. Will not make changes to the existing façade except to change signage or awning.
15. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
16. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
17. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
18. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
19. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for an alteration to the existing Tavern Wine License (SN# 1331550) in the name of **TXOKOA, LLC d/b/a Haizea, 142 Sullivan St. 10012**, unless the statements presented by the Applicant are accurate and complete and that the conditions agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Tavern Wine License.

Vote: Unanimous in favor (6–0)

2. **The Grey Dog Mulberry, Inc. d/b/a The Grey Dog, 244 Mulberry St. 10012** (Alteration to change service bar to customer bar, OP – Restaurant)

- i. Whereas,** the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing #1 via video conference to present an alteration application to the NYS Liquor Authority to add additional seating to the existing On-Premises Restaurant License (SN#1335294) which has been in operation since August/2021 (and operated under the same name with a Restaurant Wine License, SN#1256568, from 2011 to August/2021) for a family restaurant focused on American comfort food in a C6-2-zoned, seven (7)-story, mixed use building (c. 1900) on Mulberry Street between Spring and Prince Streets (Block #494/Lot #15), the building falling within the designated Special Little Italy District; and
- ii. Whereas,** The Grey Dog Mulberry will continue to operate as a full-service neighborhood restaurant serving breakfast, lunch and dinner in a licensed premises of approximately 2,800 sq. ft. which is comprised of a ground floor space including a partially enclosed outdoor space which is located within the property line in the entry area, with 24 tables and 50 seats, the instant application being an alteration to change the one (1) service bar to a stand up bar with seven (7) seats for a total patron occupancy of 57 seats; and
- iii. Whereas,** the hours of operation will be 7:00 AM to 12:00 AM Sundays through Saturdays; 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 food and alcohol service will be by waitstaff to seated patrons only; all doors and windows will close by 9:00 PM every night (or as soon thereafter as reasonably practicable without disturbing a seated patron); there are no TVs; there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no televisions, no velvet ropes or metal barricades, no security personnel/door staff; and
- iv. Whereas,** there is roadbed seating not exceeding the business frontage operating under the temporary Open Restaurants with six (6) tables and twelve seats, all roadbed seating ending at 11 PM; and
- v. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the On-Premises License, with those stipulations as follows:
1. Premise will be advertised and operated as a full-service restaurant, specifically a neighborhood café serving breakfast, lunch and dinner with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be from 7:00 AM to 12:00 AM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
 4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 5. All food and alcohol service will be to seated patrons by wait staff only.
 6. Will not have televisions.
 7. 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 Mulberry Street. Roadbed seating not exceeding the business frontage of licensed premises consists of six (6) tables and twelve patron seats. No sidewalk 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 9 PM (or as soon thereafter as reasonably practicable without disturbing a seated patron) every night, allowing only for patron ingress and egress.
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.”
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 appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doorman.
17. There will be no service to patrons on sidewalk, will not have exterior counters.
20. Will appear before CB2, Manhattan prior to submitting plans for permanent roadbed dining.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an alteration to the existing On-Premises Restaurant License (SN# 1335294) in the name of **The Grey Dog Mulberry, Inc. d/b/a The Grey Dog, 244 Mulberry 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 On-Premises Restaurant License.

Vote: Unanimous in favor (8–0)

3. Mansions of Glory (Hospitality), LLC, 53 Spring St. 10012 (OP – Restaurant/Bar)

- 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 On-Premises Restaurant License to operate an upscale bar/tavern with a full kitchen in the ground floor and basement of a C6-2-zoned, four (4)-story, mixed-use building (c. 1900) on Spring Street between Mulberry and Lafayette Streets (Block #495/Lot #43), the building falling within the designated Special Little Italy District; and
- ii. **Whereas**, the storefront location is approximately 1,618 sq. ft., with 2,850 sq. ft. on the ground floor connected by an interior staircase to an additional 1,000 sq. ft. in the basement, the basement being used for storage only with no patron use, there will be 17 tables and 70 seats and one (1) stand up bar with 19 seats for a total interior seating occupancy of 89 seats, the Applicant stating that all service is to seated patrons; there is one (1) entry used for patron

egress and ingress and two (2) exits, there are three (3) bathrooms; the Applicant presented a valid Certificate of Occupancy for the premises; there is no outdoor seating; and

- iii. **Whereas**, the Applicant's agreed to hours of operation will be from 12 AM to 12 PM Sundays through Tuesdays, 12 AM to 1 AM Wednesdays and Thursdays and 12 PM to 2 AM Fridays and Saturdays; all doors and windows will be closed at all times except for patron ingress and 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, there will be security Thursdays through Saturdays and other times as need; and
- iv. **Whereas**, from 2002–2021 the premises had been operated by Spring Rest. Group, LLC d/b/a Gatsby's (SN# 1126774) with an On-Premises liquor license for what was presented to the Community Board in 2002 as a full-service Irish restaurant with a method of operation consisting of background music only and closing hours of 1 AM and 2 AM but instead had an extensive history of 311 complaints and operating with DJs and loud music and loud and rowdy customers congregating at the front of the building until all hours; and
- v. **Whereas**, the applicant initially presented their application to this committee in June/2022 with closing hours of 2 AM and 4 AM, with residents of the building appearing both in favor and opposition to the instant application, those in opposition being rent-stabilized tenants of the building that experienced the issues with the prior operator and cited a lack of outreach by the Applicant and concerns that the instant application would have all the same issues as the prior occupant, particularly because the Applicant stated they would be similar to Gatsby's, the Applicant agreeing to lay over the application to this month in order to do further outreach to the residents of the building; and
- vi. **Whereas**, prior to this month's committee meeting, the Applicant did extensive outreach with residents of the building to more fully describe their concept, clarifying that the only similarity to the prior operator was the combination of restaurant and cocktail bar but that their operation would be an elevated bar with a full kitchen, there would be no DJs, loud music, pitchers of beer, etc.; the Applicant provided specifics on the soundproofing they would use including utilizing only small speakers that would not be attached to the ceiling and would not include any subwoofers, in addition they reduced the closing time to 2 AM each night; and
- vii. **Whereas**, at this month's committee meeting letters were received both in favor and against the application, residents again came to speak on the instant application, those building residents speaking in favor being roommates in the 4th floor apartment, having lived in the building for approximately 1.5 years, not having experienced the repercussions of the prior operator, citing a lot of issues around building maintenance including dirty hallways, issues with trash, rats, etc. and after meeting with the Applicant they were hopeful that many of these issues would be improved, the committee being concerned that they were unfairly shifting the responsibilities of the landlord onto the Applicant, those responsibilities not being the Applicant's to resolve; tenants from two other apartments in the building expressed appreciation for the outreach but continued to have reservations particularly with the later hours of operation; the President of Friends of Petrosino Square, representing area residents, had not received any outreach and also expressed concern about the late hours as well as the

negative impact the prior operator had on the many residents of the surrounding buildings;
and

- ix. Whereas,** there instant application also included two (2) tables and eight (8) seats on the sidewalk, the sidewalk being narrow and heavily trafficked, concerns being raised that the table adjacent to the residential entry would block the entry not allowing for safe passage into the building by its residents, the other table being located on top of the basement hatch, there never having been sidewalk seating at this location previously, the Applicant deciding to remove the sidewalk seating from the instant application; and
- viii. Whereas,** this application being subject to the 500 foot rule, requiring the Applicant to establish public interest for the license to be issued at its inception, there being 81 active licensed premises within 750 feet of the subject premises, in addition to 10 pending licenses, the Applicant having done significant outreach to residents of the building, upon hearing the additional concerns about the late hours agreeing to further reduce the hours of operation at the premises, the Applicant agreeing to, and executing, a stipulations agreement with Community Board 2 Manhattan for the sole purpose of establishing public interest, the stipulations being attached to and incorporated into the license, limiting its method of operation on the On-Premises License for this purpose, as follows:
1. Premises will be advertised and operated as a restaurant and high-end bar / tavern but will have a full food menu 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 Sundays through Tuesdays, 12 PM to 1 AM Wednesdays and Thursdays and 12 PM to 2 AM Fridays and Saturdays. No patrons will remain after stated closing time.
 3. Will not operate as a Lounge or Sports Bar or allow any portion of 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 under the Open Restaurants program
 5. Will play quiet ambient recorded background music only and will work with an acoustic engineer to put a sound limiter in place and tested prior to opening to ensure music is at background levels only and that no music will be audible in any adjacent residences at any time. There will be no subwoofers. Speakers will be small and there will be no speakers placed on or adjacent to the ceiling.
 6. Will not have televisions.
 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 8. Will ensure that the HVVAC system is in compliance with all NYC Mechanical Codes and work with the community to resolve any issues should they arise.
 9. Will not have patron occupancy/service to any portion of of the basement of licensed premises.
 10. Will have security Thursday through Saturday and other times as needed.
 11. Will not install or have French doors, operable windows or open facades. There currently exists a half window that opens.
 12. Will not make changes to the existing façade except to change signage or awning.

13. Will ensure doorway to building lobby is an alarmed door used only as an emergency form of egress.
14. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
16. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
17. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
18. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, or velvet ropes or barricades.
19. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a new On-Premises Restaurant License in the name of **Mansions of Glory (Hospitality), LLC, 53 Spring 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 On-Premises Restaurant License.

Vote: Unanimous in favor (8–0)

4. Plus 82, Inc., d/b/a C as in Charlie, 5 Bleecker St. 10012 (RW – 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 Restaurant Wine License to operate fusion style Korean restaurant in the ground floor of a C6-1 with an M1-5/R7X overlay-zoned, four (4)-story, mixed-use building (c. 1869) on Bleecker Street between Lafayette and Bowery Streets (Block #529/Lot #144), the building falling within the designated Special Little Italy District; and
- ii. **Whereas**, the ground floor premises is approximately 1,600 sq. ft., with 1,000 sq. ft. on the ground floor connected by an exterior staircase to an additional 600 sq. ft. in the basement, the basement being used for storage only with no patron use, there will be 18 tables and 36 seats and one (1) stand up bar with seven (7) seats for a total interior seating occupancy of 43 seats; there is one (1) entry used for patron egress and ingress, there is one (1) bathrooms; the Applicant presented a Letter of No Objection for the premises; and
- iii. **Whereas**, the immediate previous tenant at this location (2016–2021) was Kintaro Foods LLC, d/b/a Bessou, a Japanese restaurant with a Restaurant Wine license (SN#1294112), with closing hours no later than 11:30 PM and no outdoor seating; and
- iv. **Whereas**, the hours of operation will be from 12 PM to 12 AM Saturdays and Sundays and 5 PM to 12 AM Mondays through Fridays; all doors and windows will be closed at 10 PM

every night; music will be quiet background only consisting of music from iPod/CDs; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

- v. **Whereas**, there will be roadbed seating with no more than nine (9) tables and 18 patron seats operating under the Open Streets program during the hours that program remains in effect on this section of Bleecker Street, there is no sidewalk seating included in this application; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new Restaurant Wine License, with those stipulations as follows:
 - 1. Premises will be advertised and operated as a fusion Korean 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 Saturdays and Sundays and 5 PM to 12 AM Mondays through Fridays. No patrons will remain after stated closing time.
 - 3. Will not operate a backyard garden or any outdoor area for commercial purposes except roadbed seating with no more than nine (9) tables and 18 patron seats operating under the Open Streets program during the hours that program remains in effect on this section of Bleecker Street. There is no sidewalk seating included in this application.
 - 4. Roadbed seating will close no later than 11 PM (all patrons will be cleared by this hour and area closed). All tables, chairs and planters in the roadbed as part of the Open Streets program will be removed at this hour. No exterior music, speakers or TVs.
 - 5. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
 - 6. Will not have televisions.
 - 7. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 - 8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 - 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. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
 - 13. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
 - 14. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant Wine Liquor License in the name of **Plus 82, Inc., d/b/a C as in Charlie, 5 Bleecker 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 (8–0)

5. Omakase Lin, Inc., 120 Sullivan St. 10012 (New RW – Restaurant) *(previously unlicensed)*

- i. Whereas**, the Applicant 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 new Restaurant Wine License to operate a sushi restaurant in an area zoned for residential use only (R7-2) on the ground floor of a six (6)-story tenement building (c. 1916) on Sullivan Street between Spring and Prince Streets (Block #504/Llot #26) the building falling within NYC LPC’s designated Sullivan-Thompson Historic District); and
- ii. Whereas**, the ground floor premises is approximately 500 sq. ft., there are four (4) tables with eight (8) seats and one (1) sushi bar with 12 seats for a total seated patron occupancy of 20 persons; the premises has one (1) door which will serve as patron ingress and egress, there is one (1) bathroom; and
- iii. Whereas**, the Applicant’s hours of operation are from 12 PM to 11 PM Sundays, 11 AM to 11 PM Mondays through Thursdays, 11 AM to 12 AM Fridays and Saturdays; music is quiet background only consisting of music from iPod/CDs; there are no televisions, there are no French/folding doors or operable windows, there is no dancing, DJs, live music, promoted events, scheduled performances or cover fees or velvet ropes, and
- iv. Whereas**, there were discrepancies in the application regarding the number of seats with the questionnaire stating 14 seats but the supplied diagram indicating 20 seats, the Applicant not being clear on the exact number of seats during the meeting, the questionnaire also indicating soundproofing would be done but provided no details, the Applicant stating he did not believe soundproofing would be necessary, concerns being raised by the public and the committee about noise travelling to the upstairs residents in this previously unlicensed tenement building, the use of a restaurant creating more noise from dining patrons and music in addition to more foot traffic than the prior retail tenants; and
- v. Whereas**, the instant application indicates that there will be no manager, the Applicant stating he will manage, along with a partner, there being no partner indicated on the instant application, it being unclear if the proposed un-named partner would have any financial interest in the business or simply be a partner in operating the proposed restaurant, the instant application indicating the Applicant would devote his time to managing the proposed licensed premises, questions being raised as to how he could do that while also managing a restaurant in Brooklyn (Sushi Lin, SN# 1305264) as well as another proposed new restaurant in a previously unlicensed location that is also in Community Board 2, Man. with proposed hours similar in nature to the instant application which the Applicant also states he will be managing himself; and

- vi. **Whereas**, members of the public appeared in opposition to a Restaurant Wine license at this location due to a number of issues including the lack of any community outreach despite the Applicant having the exact same issue being raised for another application within CB2, Man. in June/2022, the Applicant having laid over that application in order to successfully meet with the community and come to an agreement regarding their method of operation at that location, it being unclear as to why no outreach was done for the instant application; and
- vii. **Whereas**, members of the public raised additional concerns about losing another retail location to a restaurant, particularly when there is a well-established sushi-restaurant across the street, albeit the instant application being more approachable, the issue regarding the oversaturation of liquor licenses in this immediate area with 25 On-Premises Liquor Licenses and 31 Beer/Wine Liquor Licenses within 750', this application being for the service of Beer and Wine only and thus not subject to the 500 ft. rule; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant Wine License in the name of **Omakase Lin, Inc., 120 Sullivan St. 10012**; and

BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2, Manhattan respectfully requests that the licensing division reviews the ownership structure in the investment documents; and

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

Vote: Unanimous in favor (8-0)

6. Pubkey NYC, LLC d/b/a Pubkey, 85 Washington Pl. 10011 (OP – Bar/Tavern) (Transfer)

- i. **Whereas**, the Applicant 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 new On-Premises Tavern license to operate a neighborhood bar in the basement of a non-conforming, R7-2-zoned, five (5)-story, mixed-use building (c. 1900) on Washington Place between Sixth Avenue and Washington Square West (Block #552 / Lot #71), the building falling within the Greenwich Village Historic District; and
- ii. **Whereas**, the premises is located in a 1,700 sq. ft. cellar space, there will be 11 tables with 22 seats, one (1) bar with 23 seats and one counter with four (4) seats for a total seated occupancy of 49, there will be no TVs, there is one (1) entrance and two (2) exits and two (2) bathrooms; there is no outdoor seating included with the instant application, this being a cellar space, there is no sidewalk café or roadbed seating permitted under the temporary Open Restaurants program at this location, the Open Restaurants program only applying to ground floor premises in addition to there being a large Citibike station on Washington Place directly outside the premises; and

- iii. Whereas,** the premises has been operating as a bar / tavern with an On-Premises License since approximately 1935, the most recent prior occupant being Drinking with Good Dough LLC d/b/a Formerly Crow's (SN #1261642) since 2012, the instant application including a transfer of the assets, the prior principal remaining involved in a consulting capacity to ensure a smooth transition, the method of operation remaining the same; and
- iv. Whereas,** the hours of operation will be from 12 PM to 2 AM Sundays through Wednesdays and 12 PM to 4 AM Thursdays through Saturdays; 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
- vi. Whereas,** despite the cellar premises having been continuously licensed since November 1, 1993 and therefore this application is not subject to the 500 foot rule requiring the Applicant to establish public interest for the license to be issued at its inception, the Applicant nonetheless did extensive outreach to the local community, receiving support from mostly all the residents in the building in addition to support from residents in adjacent buildings, additionally the Applicant has begun contributing to the block associations security, and
- vii. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new Restaurant Wine License, with those stipulations as follows:
1. Premises will be advertised and operated as a neighborhood tavern with less than a full service kitchen but will serve food during all hours of operation.
 2. The hours of operation will be 12 PM to 2 AM Sundays through Wednesdays and 12 PM to 4 AM Thursdays through Saturdays. No patrons will remain after stated closing time.
 3. Will not operate as a Lounge or Sports Bar or allow any portion of 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 under the Open Restaurants program.
 5. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
 6. Will not have televisions.
 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 8. Will ensure doorway to the common hallway is an alarmed door to prevent patron and employee access aside from in case of emergency.
 9. Will not install or have French doors, operable windows or open facades.
 10. Will not make changes to the existing façade except to change signage or awning.
 11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 12. Will 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 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 or velvet ropes or barricades.
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, Manhattan recommends **denial** of the application for a new On-Premises Bar/Tavern License in the name **Pubkey NYC, LLC d/b/a Pubkey, 85 Washington Pl. 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 NYSLA On-Premises Bar/Tavern License.

Vote: Unanimous in favor (8–0)

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

7. **A Peaceful Corner, Inc., 393 Canal St. 10013** (OP–Bar/Tavern, Change in Method of Operation) (Karaoke) (To Include Live Music-Acoustic Quartets on Sundays 5-7pm)

Whereas, prior to this month’s Community Board 2, Manhattan’s SLA Licensing Committee Meeting on July 5, 2022 the Applicant requested **to lay over** this application for a Change in Operation to an existing On-Premises Liquor License application to August/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 **A Peaceful Corner, Inc., 393 Canal 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

8. **Film Forum, Inc., 209 W. Houston St. 10014** (TW–Bar/Tavern) (Movie Theater) (Temp. Retail Permit)

Whereas, prior to this month’s Community Board 2, Manhattan’s SLA Licensing Committee Meeting on July 5, 2022 the Applicant requested **to lay over** this application for a Tavern Wine Liquor License application to August/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 **Film Forum, Inc., 209 W. Houston St. 10014, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor

9. LLC to be Formed by Natalie Fackelmayer d/b/a Leon's, 817 Broadway, 2nd Fl. 10003 (OP-Restaurant) (DOT Open Restaurant Program-Sidewalk) (Temp. Retail Permit)

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on July 5, 2022 the Applicant requested to **withdrawal** their 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 **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 that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor

10. 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) (Temp. Retail Permit)

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on July 5, 2022 the Applicant requested to **withdrawal** their 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 **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 that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor

11. Sugar Mouse, LLC d/b/a Pending, 144 Bleecker St. 10012 (OP-Bar/Tavern) (DJ) (Live Music-Acoustic) (Patron Dancing) (Occasional Comedy Nights)

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on July 5, 2022 the Applicant requested to **withdrawal** their 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 **Sugar Mouse, LLC d/b/a Pending, 144 Bleecker St. 10012**, **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor

12. LA Residence, LLC d/b/a Pending, 132 Crosby St., 12th Fl. 10012 (OP-Catering Facility-Private Events Only)

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on July 5, 2022 the Applicant requested **to lay over** this application for a On-Premises Liquor License application to August/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 Pending, 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 that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor

13. 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-Sidewalk) (Temp. Retail Permit)

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on July 5, 2022 the Applicant requested **to lay over** this application for a On-Premises Liquor License application to August/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 that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor

14. Golden Noodle NY, LLC d/b/a Pending, 390 Broome St. 10013 (OP–Restaurant) (DOT Open Restaurant Program-Sidewalk) (Temp. Retail Permit)

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on July 5, 2022 the Applicant requested to **withdrawal** their 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 **Golden Noodle NY, LLC d/b/a Pending, 390 Broome St. 10013, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor

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

Whereas, prior to this month’s Community Board 2, Manhattan’s SLA Licensing Committee Meeting on July 5, 2022 the Applicant requested **to lay over** this application for a On-Premises Liquor License application to September/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 that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor

16. Daddo Bogich or Entity to be Formed, 359 W. Broadway 10013 (OP–Restaurant) (Freestanding Covered Structure)

Whereas, prior to this month’s Community Board 2, Manhattan’s SLA Licensing Committee Meeting on July 5, 2022 the Applicant requested to **withdrawal** their 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 **Daddo Bogich or Entity to be Formed, 359 W. Broadway 10013, until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor

Respectfully submitted,

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

DRAFT



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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 July 7, 2022, via Zoom Conferencing.

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

Committee Board Members absent with notice: C. Flynn.

Other Board Members Present: C. Booth, Valerie Dela Rosa and Brian Pape.

RESOLUTIONS:

1. Friggiamo, LLC d/b/a Tutti Frutti, 120 Christopher St. 10014 (New TW — Fast Causal Restaurant) (Previously Unlicensed location)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application to the Liquor Authority for a new tavern wine liquor license to operate a fast-causal restaurant specializing in Italian fried foods in a ground floor storefront located within a five-story, tenement style residential building (circa 1900) on Christopher Street between Bedford and Bleecker Streets, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the storefront proposed to be licensed was previously operated for decades as a laundromat and cleaners, the business being displaced after the building was purchased by Steve Cronon, who in 2017 plead guilty to grand larceny and tax fraud, being infamous for his mistreatment of rent-stabilized tenants to maximize profits, the storefront location having not previously operated for eating/drinking purposes or with a liquor license; and

iii. Whereas, the interior storefront is approximately 745 sq. ft (380 sq. ft. ground floor and 365 sq. ft. basement with the basement being for storage purposes only), there will be a gut renovation of the existing storefront space, adding and installing a vented kitchen, with a total indoor seated patron occupancy of 8 persons, with 1 counter with 8 patron seats; there is one (1) entry and one (1) exit and one (1) patron bathroom; the store front infill being fixed without

operable doors or windows that open out to the sidewalk, the Applicant not presenting a certificate of occupancy or letter of no objection permitting eating and drinking at the location; and

iv. Whereas, the hours of operation for the interior will be Sunday to Saturday from 12 PM to 10 PM, 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, no operable windows or French doors; there will be no exterior area for the service of alcohol on the sidewalk, the sidewalk at this location being very narrow, the Applicant having plans to operate a portion of an existing, albeit temporary roadbed shed located in front of the storefront with 4 tables and 8 seats, the existing roadbed being poorly maintained and operated by an adjacent business, the roadbed structure when combined with others in the immediate area not allowing for access to the street for trash disposal; and,

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

1. The premises will be advertised and operated as a fast-casual restaurant, specifically a family style restaurant specializing in Italian fried foods with kitchen open and full menu items available until closing every night.
2. The interior hours of operation will be Sunday to Saturday from 12 PM to 10 PM.
3. 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 Christopher Street. Roadbed seating not exceeding the business frontage of licensed premises consists of four (4) tables and eight (8) patron seats. All service to roadbed will be by wait staff only. No sidewalk seating.
4. Will obtain letter of no objection or proper certificate of occupancy permitting eating and drinking prior to opening.
5. Will not install or have French doors, operable windows or open façades.
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.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Tavern Wine liquor license to **Friggiamo, LLC d/b/a Tutti Frutti, 120 Christopher 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 Tavern Wine License.

Vote: 5 in favor-1 against; Dr. Smith opposed.

2. Umizu Sushi, Inc. d/b/a Sushi Lin, 33 Greenwich Ave. 10014 (New TW — Restaurant)
(Previously Unlicensed location)

i. Whereas, the Applicant and the Applicant's Representative appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application to the Liquor Authority for a new restaurant wine liquor license to operate a family restaurant that will focus on sushi in a ground floor storefront located within a thirteen-story residential building (circa 1961) on Greenwich Avenue between Charles and West 10th Streets, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the storefront proposed to be licensed was previously operated for years as a nail salon, the storefront location having not previously operated for eating/drinking purposes or with a liquor license; and

iii. Whereas, the interior storefront is approximately 550 sq. ft., there will be a gut renovation of the existing storefront space, without adding and installing a full-service, vented kitchen, with a total indoor seated patron occupancy of 14 persons, with 1 sushi bar/counter with 12 patron seats and 1 table with 2 patron seats; there is one (1) entry and one (1) exit and one (1) patron bathroom; the store front infill being fixed without operable doors or windows that open out to the sidewalk, the Applicant not presenting a certificate of occupancy or letter of no objection permitting eating and drinking at the location; and

iv. Whereas, the hours of operation for the interior will be Sunday to Thursday from 11 AM to 11 PM and Fridays/Saturdays from 11 AM to 12 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, no operable windows or French doors; there will be no exterior area for the service of alcohol on the sidewalk; and,

v. Whereas, this application was postponed for the Applicant to meet with the local Block Association and the neighbors living immediately above the storefront location, the Applicant agreeing to provide soundproofing into the ceiling/walls and to perform tests to monitor sound intrusions to existing residents, ultimately agreeing to stipulations to alleviate the noise impacts from the new establishment, the location having never been occupied for eating and drinking purposes in the past, there being numerous problems and intrusions to resident living in this area in the past, and currently, with other eating/drinking establishments on Greenwich Avenue; and,

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

1. The premises will be advertised and operated as a family style sushi restaurant with kitchen open and full menu items available until closing every night.
2. The interior hours of operation will be Sunday to Thursday from 11 AM to 11 PM and Fridays/Saturdays from 11 AM to 12 AM.
3. 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.
4. Reservation system in use at all times.
5. Will obtain letter of no objection or proper certificate of occupancy permitting eating and drinking prior to opening.
6. Will not install or have French doors, operable windows or open façades.
7. Will keep closed all doors & windows at all times.
8. Will play quiet ambient recorded background music only within interior. No music will be audible in any adjacent residences anytime.
9. 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.
10. Will not have TVs.
11. The premises will not have DJ's, dancing, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
12. Will install soundproofing (ceiling and walls throughout) with certified acoustical consultant who will perform commissioning tests with its neighbors.
13. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
14. There will be no "bottle service" on the sale of bottles of alcohol except for the sale of bottles of wine products.
15. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
16. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
17. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
18. All June 22, 2022 stipulations with the West 10th Street and Greenwich Avenue neighbors will be incorporated into this agreement.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Tavern Wine liquor license to **Umizu Sushi, Inc. d/b/a Sushi Lin, 33 Greenwich Ave. 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 Tavern Wine License.

Vote: Unanimous in favor (6-0)

3. IFC Theatres, LLC d/b/a IFC Center, 323-327 Ave. of Americas 10014 (New TW – Movie Theater)

i. Whereas, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application to the Liquor Authority for a new tavern wine liquor license to continue operate a movie theater in a three story commercial building (circa 1920) on Sixth Avenue between West 3rd and West 4th Streets, this building falling within NYC LPC’s designated Greenwich Village Historic District with its rear side facing Cornelia Street; and,

ii. Whereas, the Applicant has been operating for years as a movie theater and the method of operation as movie theater remains the same; and,

iii. Whereas, there are multiple interior theaters located on multiple floors, with 480 seats in a combined 10,140 sq. ft. space, the Applicant seeking to add beer and wine service to its customers, who will consume all alcoholic drinks in their seats; and

iv. Whereas, the hours of operation for the service of alcohol to customers will be Sunday to Thursday from 10:30 AM to 10 PM and Fridays/Saturdays from 10:30 AM to 12 AM, there is professionally designed soundproofing, already existing, there will be occasional live music, but there will not be d.j.s, no promoted events, no cover fees, no operable windows or French doors and no exterior area for the service of alcohol on the sidewalk; and,

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

1. The premises will be advertised and operated as a movie theater.
2. The interior hours of operation will be the service of alcohol to customers will be Sunday to Thursday from 10:30 AM to 10 PM and Fridays/Saturdays from 10:30 AM to 12 AM.
3. 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.
4. Will not install or have French doors, operable windows or open façades.
5. Will keep closed all doors & windows at all times.
6. 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.
7. The premises will not have DJ’s, dancing, promoted events, or any event where a cover fee is charged.
8. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
9. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Tavern Wine liquor license to **IFC Theatres, LLC d/b/a IFC Center,**

323-327 Ave. of Americas 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 Tavern Wine License.

Vote: Unanimous in favor (6-0)

4. Turks & Frogs, LLC 323 W. 11th St. 10014 (New OP – Wine Bar)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committees to present an application to the NYS Liquor Authority for a new On-Premise Liquor License to continue to operate a wine bar in a ground floor storefront located in five-story residential building (circa 1900) in residentially zoned district on West 11th Street between Washington and Greenwich Streets, this building also falling within NYC LPC’s designated Greenwich Village Historic District; and,

ii. Whereas, the Applicant has been operating a wine bar with a limited menu, serving salads, small bites, flatbreads, cheese and charcuterie, the method of operation will remain the same as a wine bar specializing in the service of wine products, and there will be no changes to the front façade in fill, which is currently fixed and without operable windows or French doors; and,

iii. Whereas, the interior premises is approximately 700 sq. ft. on the ground floor with 16 tables and 34 seats and 1 bar with 6 seats for a total patron capacity of 40, there is a small office space in the basement, used for storage purposes but there is no patron use or service in the basement, there is no sidewalk café but there is an existing roadway shed built during the Covid Pandemic for a temporary basis, the roadbed structure being shared with the Applicant second business, located in a separate storefront albeit immediately next door, at 325 West 11th St., operating as the Orient Express, a Cocktail Bar, with the roadway shed being split between the two businesses, with 9 tables and 18 seats; the Orient Express storefront also having a small sidewalk café space consisting of 2 tables and 6 seats; and,

iv. Whereas, the Applicant’s hours of operation will be Sunday to Thursday from 5 PM to 12 AM and Friday to Saturday from 5 PM to 1AM, the roadway sidewalk café seating will close at 11 PM every night, music for the interior premise will be quiet background only consisting of music from iPod/CD’s (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at all times except, 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, there was opposition to this application, and more specifically the exterior service of alcohol to the roadbed structure and sidewalk café, the Applicant having operated on the exterior roadbed and sidewalk café late at night and beyond 11 PM, creating unwanted noise, disruption and intrusions to neighbors where no such exterior seating for commercial eating and drinking previously existed, prior to the Covid Pandemic, this particular area and block being zoned residential (R6) only; and,

vi. Whereas, to ameliorate such late-night intrusions of noise, the Applicant agreed to close his exterior operations—currently granted due to the pandemic for a temporary and limited time period but not on a permanent basis—by 11 pm every night, and 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 wine bar specializing in the service of wine products with menu available until closing every night.
2. The hours of operation will be Sunday to Thursday from 5 PM to 12 AM and Friday to Saturday from 5 PM to 1AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. 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 West 11th Street. Roadbed seating not exceeding the business frontage of licensed premises, in combination with Orient Express, at 325 West 11th Street, consisting of no more than nine (9) tables and eighteen (18) patron seats. Sidewalk café located immediately adjacent to the storefront in front of 325 West 11th Street, consisting of no more than two (2) tables and six (6) patron seats and leaving a minimum clearance of 8' to the curbside for pedestrian passage.
4. Roadbed and Sidewalk café seating will close and end no later than 11:00 PM. All tables and chairs will be removed at this hour. No exterior music, speakers, or TVs.
5. Will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in that manner.
6. No patron use of basement.
7. Will not have televisions.
8. 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.
9. Will close all doors and windows at all times except for patron 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 wine products.
15. 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
16. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
17. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

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, there being 42 active licensed premises within 750 feet of the subject premises, in addition to 3 pending licenses, the Applicant having operated at this location for a number of years, the method of operation and hours for the interior premises not changing, the exterior uses/occupancy in the residentially zoned area being permitted only on a temporary basis due to a pandemic, and while there have been complaints to the late night use/occupancy for exterior roadbed and sidewalk café, the Applicant has agreed to ameliorate those complaints into the future by agreeing to close all exterior operations by 11 PM every night; and,

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premise Liquor License for **Turks & Frogs, LLC 323 W. 11th 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 Restaurant On-Premise Liquor License.

Vote: Unanimous in favor (6-0)

5. The Village Square Pizza II, Inc. d/b/a Village Square Pizza, 118 Christopher St. 10014
(New OP - Pizzeria)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee for a new on premise liquor license to continue to operate a pizzeria in a roughly 350 sq. ft. ground floor storefront within a five-story mixed use building (circa 1900) on Christopher Street between Bedford and Bleecker Streets, this building falling within NYC LPC’s designated Greenwich Village Historic District; and,

ii. Whereas, the Applicant has been operating a pizzeria at this location since 2020, including serving pizza by the slice, with a significant delivery service, the method of operation being as a pizzeria selling pizza by the slice and by the whole pie, the Applicant proposing to incorporate a bartender and full bar for mixed drinks and classic cocktails behind the existing pizza counter; and,

iii. Whereas, when the Applicant originally appeared before CB2 Manhattan for a restaurant wine license in November/2020, he did so on multiple occasions, and for the purpose of seeking to demonstrate that there was patron access to a bathroom located in the rear of premises beyond and behind the pizza counter, the beer and wine license being contingent upon the Applicant establishing clear access for patrons in a safe manner past the hot oven to a bathroom, the Applicant assuring CB2 Manhattan that he would be able to do so, providing clear passage in a safe way with such passage being posted in signage prominently displayed within the storefront for this purpose; and,

iv. Whereas, despite such promises, the Applicant acknowledged and admitted that he has never created any access for his patrons to use any bathroom within the licensed premises, much less safe access to one; and,

v. **Whereas**, the pizzeria has only counter seating running along a wall inside the licensed premises and has been using a roadbed shed with 4 tables and 12 seats, albeit without waitstaff service for the service of alcohol; and,

vi. **Whereas**, the hours of operation will continue to Sunday through Saturday from 11:00 AM to 12:00 AM with background music within the interior only, the exterior roadbed closing by 11:00 PM every night, no TVs; and,

vii. **Whereas**, there was opposition to this application voiced by the West Village Residents Association, this particular storefront premise/location having never held an on premise liquor license in the past, the Applicant not meeting the basic requirement of having an accessible patron bathroom for its own patrons, a pizzeria not being appropriate method of operation for the service of spirits via open bar, the particular area where the license is being sought is already greatly saturated with late night drinking establishments and bars, with there being 68 active liquor licenses within 750 feet of this particular location, and 8 pending licenses, there also being objections voiced regarding the landlord for the building where the license is being sought, the landlord being Steve Cronon, who is well-known for his mistreatment of rent-stabilized tenants to maximize his individual profits, and whose ownership and stewardship in this building has systematically displaced each of the multiple storefront businesses with liquor licenses; and,

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 in this area and at this location, there being significant objections raised in this application that cannot be resolved in a reasonable manner; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan recommends **denial** of the new on premise liquor license application for **The Village Square Pizza II, Inc. d/b/a Village Square Pizza, 118 Christopher St. 10014**; and

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

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

Vote: Unanimous in favor (6-0)

6. Puttery Manhattan, LP d/b/a Puttery, 446 W. 14th St. 10014 (New OP – indoor mini golf venue with previously unlicensed rooftop)

i. **Whereas**, the Applicant and the Applicant's Attorney and other Representatives appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for new on premise liquor license to operate an indoor mini golf venue, with

immersive rooms using a restaurant/bar concept with full service kitchen, and craft cocktails on three floors, cellar and rooftop of a three story commercial building (circa 1936) on 14th Street between Washington and 10th Avenue, the building falling within the historic Gansevoort Market Historic District; and,

ii. Whereas, the entire building and rooftop have never been previously licensed for the service of alcohol or for eating/drinking purposes except that there was a liquor license (Ethos Lab d/b/a The Woodstock) on the ground floor and basement within the same building, albeit on a seasonal basis only, during the winters of 2017 and 2018; and,

iii. Whereas, the instant application seeks to operate within the entire 24,000 sq. ft. building and rooftop, with the basement/cellar containing a 13 tables with 60 seats, 1 stand up bar with an additional 8 seats for 68 patron seats, the first floor will consist of a full service kitchen, entry and lobby space with no service to patrons, the second floor will consist of a portion of a mini golf course with 10 additional tables with 42 patron seats, the third floor will again consist of a portion of mini golf course with 9 tables and 38 patron seats and 1 stand up bar with 10 additional seats, the 4,738 sq. ft. rooftop consisting of 1 stand up bar with 10 seats, 25 tables with 108 seats for a total rooftop seating capacity of 118 patrons, the rooftop also having a proposed standing capacity/occupant load of 186 person; and,

iv. Whereas, there is also a glass enclosure proposed for the rooftop but it has not been built so there remain questions whether the requisite permits could be obtained for the erection of the enclosure into the future; and,

v. Whereas, Puttery currently operates other similar indoor mini golf entertainment venues in other cities, including Charlotte, N.C., Dallas, TX. and Washington D.C.; and,

vi. Whereas, the interior hours of operation will be Sundays 12 PM to 12 AM, Monday to Wednesday from 4 PM to 12 AM, Thursdays from 4 PM to 2AM, Fridays and Saturdays from 11 AM to 2 AM, music for the interior will at times be background music, but there will also be live music and DJs at entertainment music level, all doors and windows will be closed at all times and there will be no dancing, no event where a cover fee is charged, no ropes or metal barricades on the sidewalk to contain patrons and a reservation system will be in place at all times and entry will be only for those over the age of 21; and,

vii. Whereas, the rooftop space will close by 11 PM Sunday to Thursday and by 12 AM Fridays and Saturdays, there will be no music played on the rooftop at any time, no TVs, no projectors and no speakers installed on the rooftop; and,

viii. Whereas, the Applicant also executed/had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the Method of Operation for the on premise liquor license, with those stipulations as follows:

1. The establishment will be advertised and operated an indoor mini golf venue, immersive rooms, restaurant/bar concept with full service kitchen, and craft cocktails on three floors, cellar and rooftop.
2. Entry is to patrons over the age of 21 only.

3. The hours of operation for cellar, first, second and third floors will be Sunday 12 PM to 12 AM, Monday to Wednesday from 4 PM to 12 AM, Thursdays and Fridays from 4 PM to 2AM and Saturdays from 12 PM to 2 AM. All patrons will be cleared from the premises and no patrons will remain after stated closing time.
4. The rooftop will close by 11 PM Sunday to Thursday and by 12 AM Fridays and Saturdays. All patrons will be cleared from the rooftop and no patrons will remain after stated basement closing time.
5. The premises will not operate or serve alcohol to any outdoor area except for the rooftop.
6. There will be no DJs, music, no speakers, TVs, projectors or monitors on the rooftop.
7. Reservation system in use at all times; all patrons will wait in designated area inside licensed premise.
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. The Licensee will obtain all required certificates, permits and related documents including a Certificate of Occupancy prior to opening and will keep current all certificates, permits and related documents.
10. The kitchen will remain open and the full food menu available until 30 minutes before closing time.
11. The premises and all mechanicals will comply with all NYC Noise Codes.
12. There will be no “bottle service” on the sale of bottles of alcohol except for the sale of bottles of wine products.
13. There will be no dancing, no event where a cover fee is charged or scheduled performance.
14. There will be no velvet ropes or barricades used to control patrons.
15. Will work with ride share companies to coordinate pickup and drop off location to ameliorate congestion on 14th Street and its surrounds.
16. Will roll down walls/doors to roof glass structure by 10 PM every night.

ix. 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 and gradually increasing number of licensed establishments in the immediate area, especially those seeking to add an ancillary rooftop for eating and drinking purposes, those rooftop venues having caused, and generated, significant noise complaints and intrusions to those living in the surrounding community over the last two decades; and,

x. Whereas, in this case the Applicant worked closely with its neighbors and with this Community Board to reduce the potential impacts of its use of the rooftop space via its agreements, stated closing hours and stipulations, as more fully stated above, establishing that the public interest standard could be served in its case; and,

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premise Liquor License for **Puttery Manhattan, LP d/b/a Puttery, 446 W. 14th 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-Premise Liquor 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. Carmine Street Beers, Inc. d/b/a Carmine Street Beers, 52A Carmine St. 10014 (TW-Bar/Tavern) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 7, 2022 the Applicant agreed **to lay over** this application to August/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 **Carmine Street Beers, Inc. d/b/a Carmine Street Beers, 52A Carmine St. 10014** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the the concerns of the Community be fully heard.

Vote: Unanimous in favor

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

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 7, 2022 the Applicant agreed **to lay over** this application over to August/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 **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. Rajmar Holdings, Inc. d/b/a Hudson Bar & Books, 636 Hudson St. 10014 (OP-Bar/Tavern) (laid over)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 7, 2022 the Applicant agreed **to lay over** this application over to August/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 **Rajmar Holdings, Inc. d/b/a Hudson Bar & Books, 636 Hudson St. 10014** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the the concerns of the Community be fully heard.

Vote: Unanimous in favor

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

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 7, 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 **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

11. 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 July 7, 2022 the Applicant agreed **to lay over** this application to August/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

12. 181 Waverly Italian, LLC d/b/a TBD, 181 Waverly Pl. 10014 (New OP-Restaurant) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 7, 2022 the Applicant agreed to lay over this application to August/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 **181 Waverly Italian, LLC d/b/a TBD, 181 Waverly Pl. 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. 239 West 4th Street Restaurant, LLC d/b/a Pending, 239 W. 4th St. 10014 (New OP-Restaurant) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 7, 2022 the Applicant agreed to lay over this application to August/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 **239 West 4th Street Restaurant, LLC d/b/a Pending, 239 W. 4th St. 10014** until CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous in favor

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

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 7, 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 **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

15. Serafina 117 7th Ave. So., LLC, Serafina 117 7th Avenue South 10014 (New OP-Restaurant) (laid over)

Whereas, after this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 7, 2022 the Applicant requested reconsideration and agreed **to lay over** this application to August/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 **Serafina 117 7th Ave. So., LLC, Serafina 117 7th Avenue South 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. Bleecker Enterprises, LLC d/b/a Little Charli, 271 Bleecker St. 10014 (RW-Restaurant) (failed to appear)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 7, 2022 the Applicant **failed to appear** and provided no further information regarding this application despite repeated inquiries; 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 **Bleecker Enterprises, LLC d/b/a Little Charli, 271 Bleecker 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*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
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COMMUNITY BOARD NO. 2, MANHATTAN

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QUALITY OF LIFE COMMITTEE

July 2022

The Quality of Life Committee of Community Board #2, Manhattan held its monthly meeting on Monday, July 11, 2022, at 6:30 p.m. via Zoom.

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

Public Members Present: Karen Eckhoff

Other CB2 Members Present: Jeannine Kiely, Donna Raftery, Valerie De La Rosa, Carter Booth

Street Activity Applications:

1. 7/26/22 – Jackie Robinson Museum Grand Opening (sponsor Amir Shayegan):
Varick St. between Canal Street and Grand Street [full street closure]

Whereas, the Jackie Robinson Museum plans to hold a grand opening ceremony for the museum on the street in front of the museum, on Varick Street between Canal and Grand Streets; and

Whereas, the event will consist of a handful of speakers and attendees seated in chairs on the street, as well as a ribbon cutting, with various public officials expected to attend; and

Whereas, the ceremony is expected to run from 10:30 AM to 12:00 PM, with setup beginning at 6 AM and breakdown complete by 2:00 or 2:30 PM, and;

Whereas, the vacant lot across the street from the museum bound by Grand, Varick, Canal and Sullivan Streets will be used for other festivities and activities related to the museum opening, which are not subject to the SAP review process; and

Whereas, the proposed block of Varick street is subject to extremely heavy traffic flow, with the street divided between lanes entering the Holland Tunnel and lanes carrying traffic further downtown in Manhattan; and

Whereas, given the heavy traffic on the block and its location just outside the entrance to the Holland Tunnel, the proposed street closure has the potential to cause significant traffic disruption not only on the surrounding streets but also further beyond; and

Whereas, the applicant stated that they had been working with NYPD to prepare the event, and though they had not yet developed a detailed traffic mitigation plan, they intended to share such a plan with the QoL committee when it was ready; and

Whereas, the applicant stated that as part of such traffic mitigation plan, it may be required to close additional block beyond those included in the SAPO application, such as the block of Varick between Watts and Broome Streets; and

Whereas, at the suggestion of CB2 members, the applicant expressed their willingness to speak with DOT and NYPD about the need to deploy VMS signs alerting southbound drivers on Varick of the street closures, with such signs needed to be placed as far north as Houston Street; and

Whereas, the applicant also expressed their attention to alert members of the media (radio and TV stations, etc.) of the closures ahead of time so that they could assist in alerting drivers to the closures during their traffic updates; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Jackie Robinson Museum Grand Opening**, **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 expresses its deep excitement and support for the event and welcomes the historical, cultural and educational value that the Museum will add to our community.

Therefore Be It Finally Resolved that given the unique traffic challenges presented by the street closures required for this event, it is imperative that the applicant engage with DOT and NYPD ASAP to ensure the placement of VMS signs **as far north as Houston Street** as part of a detailed traffic mitigation planned developed with said agencies.

Vote: Adopted unanimously.

- 2. 8/13/22 – Charlton Street Fair (sponsor: Village Visiting Neighbors): Greenwich Ave. between 7th Ave. and W. 12 St. [full street closure]**

Whereas, nonprofit organization Visiting Neighbors wishes to hold a street fair in order to raise funds to support the organization's mission; and

Whereas, Visiting Neighbors has had a longstanding and valuable presence in the neighborhood, and is now celebrating its 50th anniversary; and

Whereas, the organization has provided critical services to seniors since the start of the COVID-19 pandemic, including the expansion of new programs such as a “therapeutic walking program”; and

Whereas, the proposed event is a standard street fair, with minimal expected disruption to the community, and the opportunity for attendees to learn more about Visiting Neighbors and its services; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Charlton Street Fair (sponsor: Village Visiting Neighbors)**, **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.

- 3. 8/14/22 – Aya Brown Block Party: Elizabeth St. between Broome St. and Kenmare 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 **Aya Brown Block Party: Elizabeth St. between Broome St. and Kenmare St. [full street closure]**.

Vote: Adopted unanimously.

- 4. 8/25/22 – 8/28/22 – Prada Fragrance Launch (sponsor: Gradient): Gansevoort Pedestrian Plaza [Pedestrian Plaza Closure]**

Whereas, luxury brand Prada seeks to hold an activation of the Gansevoort Plaza in order to promote the launch of a new fragrance; and

Whereas, as part of the activation, the applicant seeks to build a semi-enclosed structure which will stand in the middle of the plaza, and will include screens showing campaign imagery, opportunities to smell the new fragrance, and a photo booth; and

Whereas, the structure will be located on the Plaza for three days, from August 26-28, with August 25th being used as a set-up day; and

Whereas, the Plaza activation will feature limited amplified sound inside the structure; and

Whereas, the structure will have security guards present overnight; and

Whereas, the applicant stated that they would attempt to maintain as much of the existing public seating in the Plaza as possible, though the applicant estimated that the activation could take up as much as half of the Plaza; and

Whereas, committee members and members of the public expressed opposition to the activation, given that it includes no obvious educational or cultural aspects, and is essentially planning the Plaza activation purely as an advertisement; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Prada Fragrance Launch (sponsor: Gradient)**.

Therefore Be It Further Resolved that if this event is approved and permitted by SAPO, the applicant should make every effort to preserve the majority of public seating in the Plaza during the duration of the event.

Vote: Adopted unanimously.

- 5. 9/03/22 – The First of New York Chinese Food and Cultural Festival (sponsor: Chinese Radio Network): Sixth Ave. between West Washington Pl. and West 4th.**

Whereas, the applicant was unable to attend and requested that the application be laid over to next month; now

Therefore Be It Resolved that CB2 Manhattan recommends that **The First of New York Chinese Food and Cultural Festival (sponsor: Chinese Radio Network)** be laid over for review next month.

Vote: Adopted unanimously.

- 6. 9/07/22 (Setup Date) 9/08/22 (Start Date) – 9/08/22 (End Date) 9/09/22 (Breakdown Date): TH-MNY FW 22 (sponsor: Theory): Gansevoort Pedestrian Plaza [Pedestrian Plaza Closure]**

Whereas, apparel brand Theory seeks to hold an activation of the Gansevoort Plaza with a theme of highlighting influential voices in movement and dance; and

Whereas, the activation will feature live dance performances in the Plaza occurring during a four-hour time slot from 2:00 to 6:00 PM on September 8th; and

Whereas, the applicant anticipates set-up beginning at around 8:00 AM on September 8th and break-down completed by 11:30 PM on the same day; and

Whereas, the event will feature amplified sound during the live dance performances from 2:00 to 6:00 PM; and

Whereas, the exact schedule and structure of the dance performances is not yet finalized, but the applicant stated that they wish to feature “superstar” New York choreographers; and

Whereas, Theory has a longstanding presence as a member of the Meatpacking District community; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of TH-MNY FW 22 (sponsor: Theory), **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.

7. **9/11/22 – 9/12/22 – Fashion Week – Live Fashion Show – 13 St. (IDEKO): 1) W. 13th St. between 9th Ave. and Washington St. (Note: Load in would be on sidewalk and curb lane only. Show day would be a full street closure), 2) Washington St. between Little West 12th St. and West 14th St. (Note: For model lineup) [curb lane only], 3) West 13th St. between Washington St. and 10th Ave. [curb lane only], 4) 9th Ave. between W. 14th St. and W. 13th St. [curb lane only], 5) 9th Ave. between W. 13th St. and W. 12th St. [curb lane]**

Whereas, fashion magazine Vogue, celebrating its 130th birthday, seeks to hold an outdoor fashion show during New York Fashion Week on West 13th street between 9th Avenue and Washington Street; and

Whereas, the fashion show will take place during a 30-minute time slot from 7:45 to 8:15 PM on September 12th, with set-up taking place in the curb lanes on September 11th and a short rehearsal on the evening of September 11th; and

Whereas, the show will feature a “New York” theme, with a backdrop including street food carts, and the show itself featuring “marathon runners”, dancers, a runway walk, and a finale with a musical performance by a to-be-determined artist; and

Whereas, the applicant has made significant outreach to and engagement with local business on the block and on surrounding blocks, with several local restaurants being used for catering, including Fig & Olive and Catch; and

Whereas, the applicant has developed a security plan including 6 private security guards in the area ahead of the fashion show, ballooning to 15-20 security guards during the show itself, in addition to NYPD officers; and

Whereas, the applicant has developed a sanitation plan which will include a recycling and garbage team as well as working with an “eco-conscious” producer; and

Whereas, the event will be open to the public, though attendees will have to pass through a bag check and “light screening” to enter the block during the show; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of Fashion Week – Live Fashion Show – 13 St. (IDEKO), **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.

FYI/Renewals:

8. 7/19/22 – 7/22/22 – Love Island (sponsor: Marty Barnes Inc.): Gansevoort Pedestrian Plaza [Pedestrian Plaza]

Whereas, the Quality of Life committee would have liked to review this application given the potential impact on the community of a planned multi-day activation of the Gansevoort Plaza; and

Whereas, due to the timing of the submission of the application, with only 30 days' lead time required to apply for use of the Gansevoort Plaza in certain cases per SAPO rules, prevented the committee from effectively reviewing this application, now

Therefore Be It Resolved that CB2 Manhattan asks SAPO to consider modification of the current rules, including a possible change to the application deadline, to ensure that Community Boards including CB2 have time to fully review all relevant street activity applications, and in particular for multi-day events or those which otherwise are likely to have a significant impact on the community.

Vote: Adopted unanimously.

FYI/Renewals:

- 9. 7/29/22 – Silent Disco at Astor Place (sponsor: Village Alliance): Astor Place Plaza (South) [Pedestrian Plaza]**
- 10. 9/03/22 – Washington Square Outdoor Art Exhibit: University Place between Waverly Place and E. 13th St. [sidewalk and street closure]**
- 11. 10/08/22 – Marco Polo Festival Pageant (sponsor: Two Bridges Neighborhood Council): Grand St. between Mulberry St. and Mott St. [full street closure]**
- 12. 10/29/22 – Astor Place Festival (sponsor: Ninth Precinct Community Council): Astor Place between Broadway and Lafayette [full street closure]**
- 13. 10/31/22 – NYU and CB2 Children's Halloween Parade: West 4th St. between Washington Square East and Greene St. [full street closure] 9/04/22 – Washington Sq. North Fair (Sponsor: Greenwich House): Washington Square North between Washington Square West and Washington Square East. [full street 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

Respectfully submitted,

William Benesh, Chair

Report on MOME Presentation

The Quality of Life heard a presentation during our July 11th meeting from Joshua Levin of the Mayor’s Office of Media and Entertainment (MOME).

MOME in its current form was created around 10 years ago when various other offices / departments were rolled into the MOME umbrella, including Mayor’s Office of Nightlife and Mayor’s Office of Film, Television and Broadcasting (MOFTB) which issues filming permits for New York City public space. Filming in parks, plazas and public buildings typically requires a separate permit as well.

New York is generally considered a “television town” more so than a “movie town” with around 80 television shows being filmed in the city in 2021 and 2022, and 35 or so shows on the ground at any given time.

Streets are generally not fully closed for filming – rather it is the curb lanes which are closed to allow for the parking of production vehicles including those containing electrical equipment, hair/make-up, wardrobe, etc. as well as those that are part of the set itself.

Right now, rules remain in place (which came into effect during COVID) that only allow for production on one side of any given street, which has led in some cases to “sprawl” of production vehicles taking up one side of multiple blocks.

Productions are encouraged to put out notices around 1 week in advance for curb lane closures, with parking coordinators beginning to block parking 24 hours in advance.

The Office recognizes that “oversaturation” of filming can and does occur in certain locations – this often happens when a certain building or location becomes an established location in the show – i.e. in the lives of one or more of the show’s characters. In order to combat this, the Office maintains a “Hot Spot” map of locations that are blocked from being used for filming. This map can and does change over time. They have the ability to recommend alternate sites.

Additionally, the Office is looking to hire more staff to try to deal with the surge in filming requests that has come as a result of the expansion in streaming. This would include a pre-

production coordinator which could also help recommend less-saturated sites before relevant contracts are signed.

The Office generally expressed willingness to listen to the community and has made some progress on past complaints such as moving productions as much as possible off of smaller side streets.

Another initiative is in sustainability, with the office investigating more environmentally friendly generators and/or the ability to tie in to the ConEd electric grid.

A question was asked of whether the Office could include a map of current productions, but this is not currently possible given that they are all processed through the CECM system which does not have a map.

Another question was asked regarding the impact of outdoor dining on filming – right now, no filming is supposed to occur within 15 feet of an outdoor dining area, which further limits the available filming locations.

In general, CB2 is encouraged to reach out to MOME with any issues or suggestions going forward, and the Office expressed its willingness to return and present to the board in the future.

DRAFT

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 Chatterjee, Assistant Secretary

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CB2 Human Services Committee

Resolution Advocating for Increased Urgency on Addressing the Current Monkeypox Epidemic

Whereas:

- 1) According to the Infectious Disease Society of America¹ monkeypox is a viral infection that can cause excruciating pain and leave lasting damage. It is a milder relative of smallpox that has resulted in fatalities in Africa but none so far in the United States.² In most cases it requires close contact for transmission; and
- 2) The first case of monkeypox in the United States in 2022 was reported in Massachusetts on May 18.³ According to the Centers for Disease Control,⁴ New York State had 581 cases of monkeypox as of July 20, although according to New York City,⁵ 711 people in the city alone have tested positive for monkeypox, and actual cases are believed to be higher because of limited testing for the virus; and
- 3) While a vaccine to prevent this disease exists, according to New York City no vaccines are currently available; and
- 4) Appreciates the challenge for the U.S. government and for our City and State to respond quickly to a monkeypox crisis while still coping with the ongoing Covid-19 pandemic; but
- 5) Recalls the missteps, inefficiencies, and difficulties of local health departments during the early phase of the Covid-19 epidemic, when communication was poor, testing was scarce, vaccines were in short supply, and the system for scheduling vaccines was so poorly designed that it heightened anxiety rather than calming fear; and
- 6) Counts on our health entities to show an improved coordinated effort to face this new epidemic.

Therefore Community Board 2, Manhattan urges:

¹ <https://www.idsociety.org/public-health/monkeypox/>

² <https://www.nytimes.com/2022/07/18/nyregion/new-york-monkeypox-vaccine.html?searchResultPosition=1>

³ <https://www.nytimes.com/2022/05/18/health/massachusetts-monkeypox.html>

⁴ <https://www.cdc.gov/poxvirus/monkeypox/response/2022/us-map.html>

⁵ <https://www1.nyc.gov/site/doh/health/health-topics/monkeypox.page>

- 1) Federal, State, and City health authorities to give urgent attention and increased funding to address the growing monkeypox epidemic, especially among communities that are particularly vulnerable to contracting the disease and to suffering its effects; and
- 2) Health authorities to collaborate with not-for-profit organizations that are already recommending steps to improve communication to the public and aid for those who are infected.

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