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Susan Kent, 1st Vice Chair
Valerie De La Rosa, 2nd Vice Chair
Mark Diller, District Manager



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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, March 23, 2023
TIME: 6:30 PM
PLACE: Via Zoom Video-Conference

I. ATTENDANCE

II. PUBLIC SESSION: Members of the community may speak for a time to be specified by the Board Chair on any issue of interest to the community. **Virtual Public Speaker's cards must have been submitted before 5:00 p.m. to info@manhattancb2.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. District Manager's Report | Mark Diller |

BUSINESS SESSION

V. APPROVAL OF THE FEBRUARY MINUTES

VI. ELECTION OF OFFICERS

VI. STANDING COMMITTEE REPORTS AND OTHER BUSINESS

- | | |
|--|------------------------------------|
| 1. Equity, Race & Justice | Mar Fitzgerald |
| 2. Schools & Education | Patricia Laraia |
| 3. Quality of Life | William Benesh |
| 4. Landmarks | Chenault Spence |
| 5. Traffic & Transportation joint with
Parks & Waterfront | Shirley Secunda
Rich Caccappolo |
| 6. SLA Licensing | Robert Ely/Donna Raftery |
| 7. Land Use & Housing | Eugene Yoo/Katy Bordonaro |

VII. NEW BUSINESS

VIII. ADJOURNMENT

DRAFT

April 2023						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 Quality of Life	4 SLA 1	5 Passover begins at sundown	6 Holy Thursday SLA 2	7 Good Friday	8
9 Easter	10	11	12 Land Use & Housing	13 Landmarks	14	15
16	17 Landmarks 2 – if needed	18 Tax Day Executive	19 Equity, Race & Justice	20 CB2 Full Board	21 Eid al Fitr at sundown	22
23	24 Bylaws? Arts & Institutions ?	25 Schools & Education	26 Economic Dev. & Small Business	27 Human Services	28	29
30	TO BE SCHEDULED <ul style="list-style-type: none"> • T&T may not meet • S&E 4/25 • P&W ?? 					

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CB2 Equity, Race & Justice Committee March 2023 • Minutes

The Equity, Race & Justice Committee of Community Board 2, Manhattan met on Wednesday, March 15, 2023 @ 6:30pm via Video Conference.

ERJ Committee Members Present: Mar Fitzgerald (Chair), Patricia Laraia (Vice-Chair), Katy Bordonaro, Amy Brenna, Akeela Azcuy, Antony Wong, Matt Metzger, Edward Ma

Other CB2 Members Present: Susan Kent, Carter Booth, Valerie DeRosa

Presenters: Daryl J. Cochrane, MPA • Director, Manhattan Community Service Center & LGBTQIA+ Communities Lead Advisor for the New York City Commission on Human Rights

Attendees: Elspeth Gilmore, Jana Mohamed, Darlene Lutz, Kevinn Gallego, Fountain Walker

AGENDA

1.* Tableside Racism: Why do members of underrepresented communities continue to experience disparate treatment at restaurants, bars and nightclubs? And, where can justice be found?

Featured Guest: Daryl J. Cochrane, MPA • Director, Manhattan Community Service Center & LGBTQIA+ Communities Lead Advisor for the New York City Commission on Human Rights

Summary: In Public Session we examined the prevalence of incidents in our district where customers perceived race or gender identity resulted in inferior, inhospitable, degrading and sometimes denial of service. Director Cochrane shared a presentation about the [NYC Commission on Human Rights \(CCHR\)](#) which is charged with the enforcement of the [Human Rights Law](#) including intake, investigation, and prosecution of complaints alleging violations of the law, the complaint process, and how the CCHR utilizes restorative justice principles to address the harm caused by discrimination and bias. Director Cochrane highlighted cases in our district and NYC.

Business Session: The committee discussed a resolution to raise public awareness of customer rights in relation to discrimination, and ways in which Community Board processes, and the State Liquor Authority could be improved to help prevent incidents of discrimination and bias.

#1 CB2 Resolution Supporting Enforcement, and Raising Awareness of Human Rights Law in Hospitality Businesses

1. **Whereas**, the [Civil Rights Act of 1964](#) prohibits discrimination on the basis of race, color, religion, sex or national origin in public accommodations; and
2. **Whereas**, there is insurmountable evidence of incidents in which customers' perceived race or gender identity affected the way they were treated in hospitality environments in our district, particularly in relation to Asian and Black people, and LGBTQIA+ community members; and
3. **Whereas**, this perception, on the part of business owners and staff, has resulted in the delivery of inferior, inhospitable, and sometimes degrading service; and
4. **Whereas**, some examples of customer discrimination in hospitality establishments include:
 - a. Denial/refusal of service
 - b. Intentional "loss" of reservations
 - c. Excessive wait times for some/ being skipped for seating
 - d. Being forced to wait outside for seating - even in inclement weather
 - e. Uncomfortable, undesirable seating, [sitting 2 people in one chair](#)
 - f. Unpalatable/cold food
 - g. Codes words/terms for customers deemed undesirable
 - h. Segregating customers by perceived race
 - i. Mandatory tipping (when not the business' usual practice)
 - j. Discriminatory dress codes targeted at specific demographics
 - k. Inequitable enforcement of dress codes
 - l. Pretense of a "private party" when there is none
 - m. Poor service and attitude
 - n. Verbal abuse/intimidation/harassment
 - o. Deliberate inattention and/or disrespect
 - p. Barred from restroom use
 - q. Weaponization of law enforcement against customers
 - r. Addressing some customers by first name and others by suffix/honorific title
5. **Whereas**, as in the case of the 1966 [Julius Sip In](#)¹, CB2 businesses have a history of denying service to LGBTQIA+ individuals; and
6. **Whereas**, in 2019, Following a CCHR investigation, the [Gansevoort Hotel paid \\$10,000 in damages to a customer who alleged race discrimination](#), and \$5,000 in civil penalties to the City of New York, as well as agreeing to conduct anti-discrimination training for all staff; and
7. **Whereas**, [since 2012, the Greenwich Village Restaurant One If By Land, Two If By Sea has been accused of discriminating against Asian customers](#)² by giving them less desirable seating, [including a very public accusation as recently as November 2022](#)³; and
8. **Whereas**, the use of dress codes is frequently targeted at Black customers, particularly ones barring clothing like sneakers, hats, "athletic wear" and Timberland boots, while white customers are allowed to dress as they choose⁴; and
9. **Whereas**, patrons have been turned away from restaurants and nightclubs for wearing nearly identical ensembles as those who are already admitted or seated, and the color of a patron's skin is the only distinguishing factor; and

¹ <https://www.nytimes.com/2016/04/21/nyregion/before-the-stonewall-riots-there-was-the-sip-in.html>

² <https://www.yelp.com/biz/one-if-by-land-two-if-by-sea-new-york?q=asian>

³ https://www.tiktok.com/@roku4n/video/7161201204234554625?is_from_webapp=v1

⁴ <https://www.today.com/food/restaurant-dress-codes-t256077>

10. **Whereas**, the 311 Customer Service Center provides the public with access to non-emergency government services and information through the call center, 311 Online, 311 Facebook, 311 on Twitter, text messaging at 311-NYC (692), 311 mobile app and 311 TTY at (212) 504-4115
11. **Whereas**, hospitality establishments are not required to post information about customer rights as they relate to discrimination like other [required informational signs](#); and
12. **Whereas**, some online/mobile reservation platforms allow hospitality establishments to insert customer data, such as birth year, spend per visit, VIP status and other descriptive and distinguishing information that could be used inequitably;
 - I. **Therefore be it resolved**, that CB2 urges the NYC Commission on Human Rights (CCHR) to create signage for hospitality establishments, e.g. restaurants, bars, hotels, that educate the public about their right to equal service and the remedies available to them as well as the penalties for businesses that violate NYC Human Rights Law, including a list of common forms of discrimination;
 - II. **Resolved**, that CB2 recommends an increase of funding for the CCHR for staff to aid in processing complaints, and to aid the Law Enforcement Bureau's adjudication and investigative process;
 - III. **Resolved**, CB2 urges the NYC Commission on Human Rights (CCHR) to make the Human Rights cases and violations data public, and to publish a list of businesses that have verified Human Right Law violations, penalties or settlements;
 - IV. **Resolved**, CB2 urges the City of New York to require hospitality establishments to post a Human Rights letter grade similar to the Dept. of Health letter grade;
 - V. **Resolved**, that CB2 urges the City of New York to prevent discrimination by requiring hospitality establishments to implement dress codes equally for all patrons regardless of race or sexual orientation, gender identity or preference, or to prohibit dress codes completely;
 - VI. **Resolved**, that CB2 urges the City of New York to make it illegal for reservation systems to allow businesses to input information such as age, race or sexual orientation, gender identity or preference;
 - VII. **Be it further resolved** that CB2 recommends making it easier to submit Human Rights Law violations and complaints by streamlining 311 processes, across all platforms.

#2 Resolution to Include and Weigh Human Rights Violations Data in the NYS SLA Licensing Process

1. **Whereas**, the [New York State Liquor Authority](#) requires prospective licensees, and their spouses, to report arrests, indictments, pending summonses, offenses, convictions, felonies and misdemeanors they've been involved with, including affidavits describing the details of each; and
2. **Whereas**, the New York State Liquor Authority requires prospective licensees to be ADA and Labor Law compliant, and to possess current workers' compensation and disability insurance; and
3. **Whereas**, the New York State Liquor Authority requires prospective licensees to report current and previous and licenses, including the status of such licenses and any associated violations; and
4. **Whereas**, prohibits persons whose alcoholic beverage license was revoked within 2 years of application from holding a liquor license; and
5. **Whereas**, the New York State Liquor Authority does not require prospective licensees to report Human Rights litigation, violations, complaints or settlements; and

6. **Whereas**, the [Civil Rights Act of 1964](#) prohibits discrimination on the basis of race, color, religion, sex or national origin in public accommodations; and
7. **Whereas**, there is insurmountable evidence of incidents, and associated litigation, in which customers' perceived race or gender identity affected the way they were treated in hospitality environments, particularly in relation to Asian and Black people, and LGBTQIA+ individuals; and
8. **Whereas**, the NYC Human Rights Law prohibits unlawful discriminatory practice, and provides protections for members of protected classes; and
9. **Whereas**, individuals, businesses or their employees who violating human rights laws are operating unlawfully;

Therefore be it resolved, that CB2 strongly urges the NYS Liquor Authority to solicit Human Rights data regarding any and all prospective licenses, and to take that data into consideration prior to granting a license.

Be it further resolved, that CB2 requests the NYS Liquor Authority to direct license applicants, including alterations, class changes, corporate changes, endorsements, method of operation and removals, to include any Human Rights complaints, violations, mediation or settlements with which they have been involved, past or present, with NYC community boards with their 30-day notice submission.

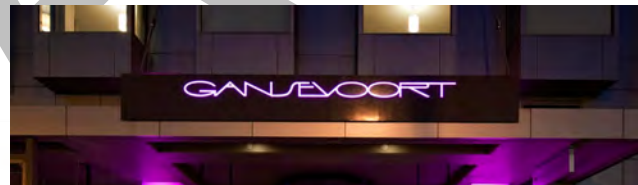
Respectfully submitted,

Mar Fitzgerald
 Chair, Equity, Race & Justice Committee
 Community Board 2 Manhattan

CCHR Slides Snapshot



- The display of "Pradamalia" resembled blackface, imagery that has been used to dehumanize Black people.
- In February 2020, Prada settled with the Commission over the merchandise line containing racist imagery.
- Prada has to invest in programs to combat anti-Black racism and promote diversity and inclusion in its business, advertising and products.



[Gansevoort Hotel Agrees To Pay a Black Customer Who Alleged Race Discrimination \\$10,000 in Damages and \\$5,000 in Civil Penalties to the City of New York](#)

A Black customer filed a complaint with the NYC Commission on Human Rights because they were denied entry to a hotel bar, despite their white friends been previously allowed in. Complainant alleged race discrimination. Following an investigation by the agency, the hotel agreed to pay \$10,000 to the customer, \$5,000 in civil penalties to the City of New York, and conduct anti-discrimination training for all staff.

What Is the City Human Rights Law?

Prohibits discrimination in several areas:



- In most cases, the last incident of discrimination must have occurred **within the last year** to file a complaint with the Commission. For gender-based harassment, the time period to file has been extended to three years. Only covers incidents in NYC.
- Individuals may also file a claim in court up to three years after the last discriminatory act instead of going to the Law Enforcement Bureau.

Remedies and Penalties Under NYC Human Rights Law

- Complainants may get payment for lost wages and emotional harm, and other remedies, including, but not limited to ordering: mandated training; an accommodation; and/or other out of pocket expenses related to the discrimination.
- The Commission can impose \$125,000 in civil penalties for violations, and up to \$250,000 for violations that are the result of willful, wanton, or malicious conduct.

Who Is Protected?

It is illegal to threaten, intimidate or discriminate based on:

- Age
- Color
- Disability
- Gender
- Gender identity
- Immigration or citizenship status
- Marital status and partnership status
- National origin
- Pregnancy
- Race
- Religion/Creed
- Sexual orientation
- Uniformed service (military status)

Retaliation

- It is an additional violation of the law for an employer, housing or public accommodation provider to retaliate against employees, tenants or patrons who:
 - Oppose discrimination;
 - Report or file a complaint of discrimination internally or externally; or
 - Cooperate, assist or participate in an investigation, proceeding, or hearing related to actions prohibited under the Human Rights Law.

Contact the NYC Commission on Human Rights

- Call **311** and ask for the Commission on Human Rights or call our Infoline at 212-416-0197.
- See our website for more information: [nyc.gov/humanrights](https://www.nyc.gov/humanrights)
- We also offer free training at: <https://www1.nyc.gov/site/cchr/community/request-a-workshop.page>

Meeting Links

NYC Commission on Human Rights: <https://www.nyc.gov/site/cchr/index.page>

CCHR 2019 Settlement Highlights: <https://www.nyc.gov/site/cchr/enforcement/2019-settlements.page>

The "Sip-In" at Julius' Bar in 1966:

<https://www.nps.gov/articles/julius-bar-1966.htm>

Greenwich Village Restaurant One If By Land, Two If By Sea was publicly accused of discriminating against Asian customers:

<https://ny.eater.com/2022/11/10/23449094/one-if-by-land-two-if-by-sea-racism-accusation>

<https://www.archives.gov/milestone-documents/civil-rights-act>

Lawsuit Against New York City Restaurant Alleges Discrimination on the Basis of Gender Identity or Gender Expression:

<https://www.newyorkemploymentattorney-blog.com/lawsuit-against-new-york-city-restaurant-alleges-discrimination-on-the-basis-of-gender-identity-or-gender-expression/>

Harvard Business School How Racial Bias Taints Customer Service: Evidence from 6,000 Hotels: <https://hbswk.hbs.edu/item/how-racial-bias-taints-customer-service>

The Civil Rights Act of 1964: <https://www.loc.gov/exhibits/civil-rights-act/civil-rights-act-of-1964.html>

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SCHOOLS & EDUCATION COMMITTEE MEETING

March 2023

The Schools & Education Committee held a meeting on Monday, March 13, 2023 at 6:30PM via Video Conference.

CB 2 Schools & Education Members Present: Patricia Laraia (Chair), Mar Fitzgerald (Vice Chair), Akeela Azcuy, Keen Berger, Rich Caccappolo, Matthew Metzger

CB 2 Schools & Education Members Absent w/ Notice: Cheryl Wu

CB 2 Schools & Education Public Board Members absent w/ Notice: Michael Markowitz and Barbara Glassman

Other CB 2 Members Present: Carter Booth, Mark Diller (District Manager), Jeannine Kiely (CB2 Chair), and Susan Kent

Elected Officials Present: Elizabeth Artz for District Attorney Alvin Bragg, Nicole Barth for Councilmember Erik Bottcher, and Kanielle Hernandez for Assembly Member Grace Lee

Panelists: Kelly McGuire, [NYC Education District 2](#) Superintendent and Renny Fong, Principal of [PS 130 Hernando Desoto School](#)

Public Attendees: Darlene Lutz, Sharon White, Nora Vogt, Corinne Moreno-Geis, Matthew Sedacca and Michele Ammon.

Meeting was called to order at 6:35PM.

Agenda: “CB2 Schools who Face Funding Shortfalls For Academic and Basic Needs of Asylum Seeking Students” discussion panel with Kelly McGuire, District 2 Superintendent & Renny Fong, Principal of PS 130 Hernando Desoto School.

Business Session: Schools & Education Committee met and discussed writing a resolution to Support the Needs of Asylum-Seeking Students in District 2.

Meeting was adjourned at 8:01PM.

Resolution to Support the Needs of Asylum-Seeking Students in Community District 2

1. **Whereas**, a number of elementary and middle schools in Community District 2 (CB2) require further support to provide services to asylum-seeking families and students; and
2. **Whereas**, CB2 Schools & Education Committee hosted a public informational session titled “CB2 Schools who Face Funding Shortfalls For Academic and Basic Needs of Asylum Seeking Students”, that included Kelly McGuire, District 2 Superintendent and Renny Fong, Principal, PS 130 Hernando Desoto School, on Monday, March 13, 2023; and
3. **Whereas**, over the past several months, more than 19,000 asylum seekers have arrived in New York City, including more than 5,500 students who have entered the public school system who have varying degrees of English proficiency, grade level readiness and special education needs, and extreme trauma to overcome, and are in need extensive academic and social-emotional support^[1]; and
4. **Whereas**, of those 5,500 enrolled, the NYC Department of Education (DOE) has thus far placed 172 asylum-seeking students in CB2 schools:
 - [PS41 Greenwich School](#): 10 asylum-seeking students
 - [PS 3 Charrette School](#): 12 asylum-seeking students
 - [PS 130 Hernando Desoto School](#): 55 asylum-seeking students
 - [MS 297 Morton School](#): 95 asylum-seeking students
5. **Whereas**, the New York City public schools have served as critical vehicles to help immigrant students learn English, become New Yorkers, and develop the skills, knowledge, and relationships they need to thrive here; and
6. **Whereas**, to help schools provide the necessary support for these new students, the DOE announced an allocation of nearly \$12 million for use in public schools with at least 6 newly enrolled students living in temporary housing. These schools will receive \$2,000 per student, available immediately, via [School Allocation Memorandum 65 \(SAM 65\)](#)^[2], as part of the City’s “[Project Open Arms](#).” Schools with five or less newly enrolled students will not receive new funding from SAM 65; and
7. **Whereas**, DOE states that the new SAM 65 funding is being allocated in addition to the Fair Student Funding (FSF) schools should receive as a result of the increase in enrollment at the midyear adjustment (MYA)^[3]; and
8. **Whereas**, as schools take in additional students and require additional resources, schools can apply for budget appeals at any time, and additional funding is released to schools early if needed; and
9. **Whereas**, the SAM 65 funding is meant to provide additional immediate social-emotional, curricular, transportation, and extracurricular support to recently enrolled multilingual

learners and can be used for per diem or per session staff, but not to hire permanent staff members; and

10. **Whereas,** [The Office of Language Access \(OLA\)](#) is tasked with providing free written translation to connect schools and central offices with free over-the-phone, and on-site and remote interpretation services as needed; including at least one Language Access Coordinator who has completed training on translation and interpretation services for families and providing all schools with Field Language Access Coordinators within OLA to assist with translation and interpretation support; and
11. **Whereas,** some schools report that they have not received the Language Access and Support promised by Project Open Arms, and have had to deploy Spanish-speaking staff members to fill this need beyond their regular duties; and
12. **Whereas,** schools have received students who speak multiple languages, including Russian, for which language support has not been provided; and
13. **Whereas,** [New York City Department of Health and Mental Hygiene](#) (DOHMH) is part of a cross-agency team tasked with linking asylum-seeking families to Federally Qualified Health Centers (FQHCs) and health centers for immunizations and on-going pediatric care; and
14. **Whereas,** students in temporary housing are excluded from immunization requirements as part of their right to immediate enrollment, but children who are unvaccinated or overdue must receive at least the first dose of all required vaccines within their first 14 days of attendance in order to remain in school^[4]; and
15. **Whereas,** a CB2 school reported that asylum-seeking families were unaware or uninformed of school immunization requirements and/or timeline and, as a result, students were excluded from school; and
16. **Whereas,** there have been multiple reports^[5] that the food provided to asylum-seeking families living in temporary housing is inedible and pediatricians have seen an “increase in the number of children reporting gastrointestinal issues including poor appetite, nausea, vomiting, diarrhea and constipation.”^[6]
17. **Whereas,** a CB2 school report that for asylum-seeking families, “sometimes the school meal at our school is the best meal they have, especially for the children”, and that there is a need for home-cooked and hot meals; and
18. **Whereas,** CB2 schools report a lack of basic necessities and services for asylum-seeking families which includes right-size clothing and footwear, diapers, formula, strollers, a place to wash clothes, dental care, employment services for parents/caregivers and legal services; and
19. **Whereas,** the DOE is starting to plan for the 2023 [Summer Rising](#) program, to provide programming for children from families seeking asylum by identifying partner CBOs and

instructing them to increase bilingual staff, particularly for afternoon enrichment hours; and

20. **Whereas**, the 2022 Summer Rising application process was web-based and many asylum-seeking families are without internet, device access or translation services to get information or register their students; and
21. **Whereas**, the [Division of School Leadership](#), [Office of the First Deputy Chancellor](#), and Teaching & Learning, including [Specialized Instruction & Support](#) and [Office of Multi-language Learners](#), have been tasked to work in concert to support superintendents and principals to create an array of before-and-after school activities across all grade levels that directly respond to students' needs and interests; including a targeted recruitment plan where schools advertise said extracurricular offerings to families and students to enhance students' academic and social experiences; and
22. **Whereas**, after-school offerings are limited as the CBOs that typically provide after-school offerings are operating on a budget set prior to asylum-seeking students' arrivals and have filled all available spots leaving asylum-seeking students without after-school options; rendering their parents/caregivers unable to work/seek employment beyond regular school hours; and
23. **Whereas**, a CB2 school reports it has not received any transportation aid for asylum-seeking families and that many have had to navigate this unfamiliar city for miles on foot to get their children to-and-from school.

Therefore Be It Resolved that CB2 urgently implores:

1. the DOE to apply SAM 65 funding to provide additional immediate social-emotional, curricular and extracurricular support to new multilingual learners, including per diem or per session staff;
2. the DOE to allow principals to use SAM 65 to hire permanent staff;
3. the DOE to provide full ongoing funding to schools for asylum-seeking students regardless of enrollment date;
4. the DOE to develop a comprehensive plan for schools that enroll students from families seeking asylum, and develop and implement a plan to provide schools with full FSF for these students now so principals can hire the necessary teachers, social workers and support staff; including coaching, professional development, and sharing of best practices to help schools spend those resources (as well as pre-existing ones) most effectively;
5. the DOE immediately to assign a minimum of 2 social workers at each school to provide trauma based therapeutic services and case management needed to ensure students/families are connected to needed services and supports systems;
6. the DOE to implement and fully fund a weight for students in temporary housing (STH) as well as a concentration weight which would provide additional funding to schools with the highest concentration of needs including students experiencing poverty, students with disabilities, English language learners, students in temporary housing and students in foster care; weights that do not currently exist in the FSF formula;
7. the DOE work with the NYC Public Library to automatically issue Library Cards to Asylum-Seeking Students upon enrollment, including [library service offerings](#) and

directions to the libraries nearest the school and student's residence in their native language^[7] so they can independently access resources;

8. [The Office of Language Access \(OLA\)](#) to provide free written translation to connect schools and central offices with free over-the-phone, and on-site and remote interpretation services as needed; including at least one Language Access Coordinator who has completed training on translation and interpretation services for families and providing all schools with Field Language Access Coordinators within OLA to assist with translation and interpretation support;
9. the DOE to provide a resource guide to all NYC schools with a direct contact list of relevant city agencies agency, CBOs and phone numbers to help school administrators and teachers assist asylum-seeking families;
10. DHS, HRA and MOIA work together to identify CBOs that can adequately provide asylum-seeking families with basic needs (clothing, fresh hot food, shelter), and transition supports (jobs, English language lessons, access to appropriate benefits...), and ensure those services are deployed;
11. the DOE to Partner with NYU Dental to provide ongoing care to asylum-seeking students;
12. [STH](#) (Students in Temporary Housing), [OPT](#) (Office of Pupil Transportation), and DOE immediately provide MetroCards to all asylum-seeking students and families as specified in the "Transportation section of Project Open Arms;
13. the DOE and OPT arrange yellow bus service for all students that qualify including information on establishing new bus routes, help accessing and filling out the Busing Exemptions Form, and any other required paperwork;
14. the DOE identify, fully fund, and secure CBO partners to address the shortfall of before and after school seats to accommodate asylum-seeking students;
15. the DOE expand the 2023 Summer Rising program to accommodate asylum-seeking students, including information, application help, and programming in their native languages;
16. the DOE provide asylum-seeking families with clear information and a timeline for required immunizations as well as a list of providers and help securing appointments; and

Be It Finally Resolved that CB2 urges the enrollment method DOE is using to place newcomer students in schools should take both student and family needs and school capacity, programming and funding into consideration moving forward, including increased transparency in the student intake process, the methods used to determine where students are placed, the screens DOE is using to assess students' academic, mental health and other needs, and the work being done to enable schools to meet those needs.

Vote: Unanimous in favor

Respectfully Submitted,

Patricia Laraia
Chair, Schools & Education Committee
Community Board 2, Manhattan

[1] <https://gothamist.com/news/thousands-of-asylum-seeking-students-spread-out-across-more-than-300-nyc-schools>

[2] https://www.nycenet.edu/offices/finance_schools/budget/DSBPO/allocationmemo/fy22_23/fy23_docs/fy2023_sam065.htm

[3] https://www.nycenet.edu/offices/finance_schools/budget/DSBPO/allocationmemo/fy22_23/fy23_docs/fy2023_sam065.htm

[4] https://health.ny.gov/prevention/immunization/schools/school_vaccines/

[5] <https://gothamist.com/news/nyc-migrant-crisis-highlights-long-standing-homeless-shelter-issues>

[6] <https://www.nbcnewyork.com/investigations/migrant-crisis/migrants-complain-of-rotten-nyc-shelter-meals-but-mayor-implies-theyre-just-picky/4046902/>

[7] <https://www.nypl.org/language>

OPEN ARMS Families Seeking Asylum: Comprehensive Support Plan:

<https://www.nyc.gov/assets/home/downloads/pdf/press-releases/2022/OpenArms-Families-Seeking-Asylum.pdf>

DRAFT

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QUALITY OF LIFE COMMITTEE

March 2023

The Quality of Life Committee of Community Board #2, Manhattan held its monthly meeting on Monday, March 6th, 2023, at 6:30 p.m. via Zoom.

Committee Members Present: William Benesh (Chair), Susan Kent, Brian Pape, Michael Levine, Rocio Sanz, Zachary Roberts

Public Members Present: Johanna Lawton

Committee Members Absent with Notification: Wayne Kawadler, Ed Ma

Public Member Absent with Notification: Karen Eckhoff

Other CB2 Members Present: Jeannine Kiely, Carter Booth

Street Activity Applications:

1. ***3/14/23 (Setup & Start Date) – 3/16/23 (End Date & Breakdown)– Valentino Soho Event: In front of Valentino Boutique, 135 Spring St. bet. Greene & Wooster Sts**

Whereas, the applicant is seeking to organize a promotional activation for Valentino, consisting of a vintage convertible which will be parked in the curb lane outside of the Valentino store in Soho; and

Whereas, the car is expected to be parked in the curb lane for three days, from March 14th through 16th, from 7 AM to 7 PM each day, and with the car being parked in a garage overnight; and

Whereas, the sidewalk is expected to remain open to pedestrians throughout the entire activation; and

Whereas, there will be a photographer on site for pedestrian shoots on March 14th, and security guards will be on site for the duration of the activation; and

Whereas, there will be no amplified sound or any other kind of event on the sidewalk or in the street associated with the activation; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Valentino Soho Event: In front of Valentino Boutique, provided that** the application conforms with all applicable laws, rules, and regulations—including any and all COVID related orders and/or restrictions—and clearance requirements.

Vote: Adopted unanimously.

2. *4/27/23 (Setup) 4/28/23 (Start Date) – 4/30/23 (End Date) 5/1/23 (Breakdown) – Armani Beauty Popup – Gansevoort Pedestrian Plaza

Whereas, the applicant is seeking to organize a promotional activation for Armani beauty on the Gansevoort Plaza from April 28th – 30th; and

Whereas, the activation will consist of an approximately 30' by 30' structure, which will include a glass-walled enclosure with an “infinity room” inside and an Armani-branded “hot air balloon”; and

Whereas, the activation will be open from 8 AM-8 PM each day, during which time guests can take photographs inside the infinity room and hot air balloon, as well as receive free perfume bottle samples; and

Whereas, the applicant stated that they intend to have music playing inside the structure, but that no amplified sound should be audible outside of the structure; and

Whereas, the applicant plans to have 3 security guards onsite during the day, 2 security guards onsite overnight, and additional non-security staff onsite during the day to help with flow and/or any lines that may form; and

Whereas, the applicant intends to begin construction of the activation at 6:30 AM on April 27th, and to complete take-down by 11:59 PM on May 1st, though it is likely that take-down could be completed significantly earlier on May 1st (e.g. by 4 PM or so); and

Whereas, the applicant indicated that it would be unlikely that they would require a generator; and

Whereas, the applicant indicated that, as is standard in plaza activations of this sort, there would be some degree curbside space required for storage of plaza furniture being moved for the event; and

Whereas, the applicant indicated that they had specifically sized the activation to take up only approximately 50% of the Gansevoort Plaza, and that the rest of the plaza would remain open to the public for the duration of the event; and

Whereas, while the Quality of Life committee appreciated that the footprint of the event would not extend to the entire Gansevoort Plaza, and that the overall impact was not as severe as in prior activations on the plaza, the committee remains opposed in principle to the use of the plaza for purely advertising purposes such as this one; and

Whereas, the committee was of the belief that the proposed activation brought limited educational value or community benefit to the neighborhood; and

Whereas, there was discussion of the fact that the planned activation would be located on the western side of the plaza, and that it would be better for pedestrian traffic flow if the activation were located further east on the plaza; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Armani Beauty Popup**.

Therefore Be It Further Resolved that should this event be approved by SAPO, CB2 Manhattan recommends that it be moved further east on the plaza to allow for better pedestrian traffic flow.

Vote: Adopted unanimously.

3. *4/18/23 – Micromobility Festival: W. 4th St. bet. Greene St. & Washington Sq. East

Whereas, NYU, as part of its “2040 Now” program, plans to use the week leading up to Earth Day to hold a number of events and activities with the goal of getting students thinking about topics and ideas related to climate change; and

Whereas, as part of this week of activities, the applicant has decided to organize a one-day street festival to focus on micromobility and alternative modes of transportation; and

Whereas, the festival is scheduled to take place on Tuesday, April 18th, from 1 PM to 5 PM, with setup beginning at 10 AM and breakdown by 7 PM; and

Whereas, the event will be open and welcoming to the general public and community members; and

Whereas, the event will feature a variety of programming including free bike testing, helmet giveaways, bike repairs, and tabling for organizations that relate to micromobility; and

Whereas, educational information about battery safety as well as laws and regulations surrounding biking / e-biking (e.g. prohibition on riding on the sidewalk) will also be included in the programming; and

Whereas, the event will include amplified sound, but will be kept at a low volume, and NYU campus security will be onsite; and

Whereas, in addition to the requested street closure, the event will also utilize nearby NYU-owned plazas (POPS) such as Schwartz Plaza and Gould Plaza; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Micromobility Festival**, **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 with 1 recusal (J. Lawton).

FYI/Renewal:

4. *3/18/23 – **Breast Cancer Awareness: West Broadway bet. Prince & W. Houston St.**
5. *3/24/23 – **Annual Triangle Shirtwaist Fire Commemoration: 1) Greene St. bet. W. 4th St. & Waverly Pl.; 2) Washington Pl. bet. Washington Sq. East & Mercer St.**
6. *4/15/23 – 12/23/23 – **Our Lady of Pompeii Church Weekend Flea Market: Bleecker St. bet. Carmine & Leroy Sts.**
7. *4/15/23 – **Return of the Red Umbrellas: Gansevoort/13th Sts., Gansevoort Pedestrian Plaza; 13th/14th Sts., Gansevoort Pedestrian Plaza**
8. *5/4/23 – **The New School 26th Annual Block Party: E. 12th St. bet. 5th & 6th Aves.**
9. *5/5/23 – **NYU Strawberry Festival: W. 3rd St. bet. Mercer St. & LaGuardia Pl.**
10. *5/6/23 – **Grace Church School 67th Annual May Fair: E. 10th St. bet. Broadway & 4th Ave.**
11. *5/6/23 – **PS 130 Family Wellness Day: Hester St. bet. Baxter & Mulberry Sts.**

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.

12. **Resolution in response to letter from the Hudson River Park Advisory Council calling for a task force to address resiliency, infrastructure and environmental-related challenges facing the future of the west side waterfront.**

Whereas, on February 14th, 2023, the Hudson River Park Advisory Council wrote a letter to Mayor Eric Adams and Governor Kathy Hochul, calling for the establishment of a Task Force to envision the future of Manhattan’s west side, which would span multiple areas of focus including resiliency, environmental protection and transportation; and

Whereas, since the initial Task Force which brought about the current incarnation of Hudson River Park in the late 1980s/1990s, there have been few, if any, holistic and comprehensive studies which have sought to bring together the overlapping grid of agencies, community groups, organizations and other relevant west side stakeholders, despite a range of environmental, transportation and resiliency-related issues and topics which are becoming increasingly salient; and

Whereas, the US Army Corps NY/NJ Harbors and Tributaries Study (“HATS”) Study, which was begun after Hurricane Sandy and is currently in a public comment period for its Tentatively Selected Plan (“TSP”), does not take a holistic view on the future of the west side, instead being focused solely on planning for hard infrastructure to mitigate the risk of flooding and property destruction from future storm surges and coastal inundation; and

Whereas, while resiliency measures to mitigate damage from future storms are clearly an important considerations for the west side, there is significant community opposition to the approach and design being proposed by the HATS TSP, which would include a 12’ tall concrete wall running along much of the length of Hudson River Park; and

Whereas, such a design would have a severe and negative impact on the relationship between the waterfront and the surrounding neighborhoods, effectively cutting off access and impeding line-of-sight to the water; and

Whereas, as has been raised in many prior Community Board 2 meetings surrounding this topic, an extremely broad and detailed set of infrastructure conditions must be reviewed before initiating any kind of infrastructure project on the west side, including but not limited to sewage / drainage systems, electrical lines / systems, gas lines, soil / landfill type, and others, none of which were considered as part of the HATS study; and

Whereas, additional items that were not considered in the HATS study were raised in Community Board 2’s public comment on the study, including traffic flow and emergency access on Route 9A, the proposed extension of the west side bike lane, drainage issues and the potential impact of green infrastructure, and the narrow width of Hudson River Park at many points, among other things; and

Whereas, a Task Force could bring together key relevant stakeholders, including elected officials, agency representatives, subject-matter experts, and community members with deep knowledge and experience of their neighborhoods, to address and plan for the range of issues facing the west side in a holistic fashion; and

Whereas, any such Task Force should be structured to be truly community-led, including a major role for local community boards, as only stakeholders rooted locally possess the knowledge and perspective needed to appreciate the full impact of the project (including secondary effects/consequences), and should strive to create an outcome that generates real buy-in from community members; and

Whereas, as such, any Task Force created should be inclusive and transparent, with a range of public input and engagement opportunities, and should be creative in the scope and design of

such activities in order to involve as many people as possible from all corners of the community;
and

Whereas, such a Task Force should also be dynamic, allowing for the ability to evolve and bring in additional input and expertise as it moves forward; and

Whereas, CB2 recognizes that the creation and implementation of such task force would require significant further exploration and discussion, and CB2 would look, along with other community boards on the west side, to be involved throughout all such steps should a Task Force process be initiated; now

Therefore Be It Resolved that CB2 Manhattan supports in concept the creation of a Task Force to address the range of issues and topics which face the future of the west side.

Therefore Be It Further Resolved that CB2 Manhattan believes that it is critical that any such Task Force include a leading role for CB2 and other community boards along the west side, be transparently run with significant and creative opportunities for public engagement, and be dynamic to allow for efficiency and adaptability as the Task Force moves forward.

Vote: Adopted unanimously.

Respectfully submitted,

William Benesh, Chair

DRAFT

Jeannine Kiely, Chair
Susan Kent, First Vice Chair
Valerie De La Rosa, Second Vice Chair
Mark Diller, District Manager



Antony Wong, Treasurer
Amy Brenna, Secretary
Ritu Chatree, Assistant Secretary

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The Community Board 2, Manhattan Landmarks and Public Aesthetics Committee held the first of two March 2023 meetings March 16 by video conferencing.

Committee Members Present: Chenault Spence (Chair), Susan Gammie (Vice-Chair), Brian Pape, Eugene Yoo, Zachary Roberts, Anita Brandt, Bo Ricobono,, Valerie De La Rosa

Board Members Absent with Notice: Anita Brandt, Mostafa Osman,

Public Members Present: Albert Bennett, Andy Clark, Brenden Fitzgerald

Public Members Absent with notice:

Board members: Susan Kent

Committee Guests: Anna Marcum

1. *391 6th Ave. – Application is to install signage

Whereas:

A. In order to conform to the company's corporate logo, the applicant seeks a variance from the regulations applicable to the district and the building concerning the design of lettering on a band sign; and

B. The regulations exist for the good purpose of preserving the aesthetics in a landmark district; and

C. The applicant presented no evidence of similar variances having been granted in the district; and

D. There are numbers of similar signs in the immediate area that conform to the regulations without apparent harm and the applicant presented no evidence that the establishment would be harmed by having the lettering conform to regulations; now

Therefore be it resolved that CB2 Manhattan recommends denial of the application to have larger lettering on a band sign that is permitted by applicable regulations.

Unanimous

2. *101 Greene St. – Application is to replace existing banner sign with a flag.

A. The proposed flag, identical in size and position to the existing blade sign is within the range of sizes prevalent in approved flags the district and has a modest design; and

B. CB2 Manhattan previously opposed the existing blade sign because of its shiny metal material; now

Therefore be it resolved that CB2 Manhattan recommends approval of the proposed flag, provided that LPC staff verify that it conforms to the regulations for the building and the district.

Unanimous

3. *350 Bleecker St. – Application is to paint the storefront portion of the facade a white color, to install a bracket sign, and signage with a polished gold finish.

A. The building is identified in the landmarks designation report as there being “some attempt made here, both in the use of brick and in the details, to have this building harmonize with its surroundings”; and

B. The facade has unity throughout with one type and color brick and the portion that had unfortunately been painted and subsequently stripped is currently in a color that blends with the facade to a degree and does not call undue attention to itself; and

C. The bold white color proposed for the portion of the facade and the planter box compromises the integrity of the building’s facade and appears as a random “gash” in the corner of the natural brick facade; and

D. There is ample evidence in the district that expanses of large painted ground floor wall are an invitation to graffiti notwithstanding the applicant’s assertion that having a police precinct station down the block would be an effective deterrent;

E. The applicant showed a number of white painted ground floor facades in the district, all of which were for entire ground floor facades that were clearly architecturally distinguished from the upper floors and, none of which was for a random portion of a plain facade; and

F. The portion of the facade under consideration was painted without LPC authorization by a previous tenant and the subsequent remedial stripping of the paint requires some restoration; and

G. The script halo lit sign is proposed to be 5’3” and 11” high with polished gold finish, which is larger than the size permitted by regulations for the district, and the polished gold is out of keeping with the character of the building; and

H. The size of the existing sign was previously approved by the Commission and represented by the applicant as conforming to regulations and the existing matte gold finish is in harmony with the facade; and

I. Foil lettering in a modest size is to be applied to the glass at either side of the door; and

J. Members of the public spoke against the application; now

Therefore be it resolved that CB2 Manhattan recommends:

A. Denial of the white painted facade and planter box as an unacceptable compromise to the integrity of the building, singled out in the designation report as important to the architectural history of the district, that presents an invitation to graffiti; and

B. That the unpainted original brick be retained and restored; and

C. Denial of the larger than permitted sign with shiny letters and that the existing sign of the permitted size with matte gold letters be retained provided that LPC staff verifies that it conforms to regulations for the building and the district.

D. Approval of the modest lettering applied to the windows on either side of the entrance door.

Unanimous

- 4. *27 Bethune St. – Application is to restore the front facade, build a new two-story extension at the rear, rebuild the second and third floors of the rear facade, add a new non-visible skylight to the front part of the pitched roof, alter the back half of the pitched roof, adding a dormer and a small roof terrace.**

Whereas:

A. The application is to restore a multi-family row house to a single-family house; and

B. The house is one of a row of similar houses that have been variously modified; and

C. The paint is to be removed from the front facade and the masonry restored, lintels are to be restored to original cast stone, the entry will be restored, and the door, which was represented as deteriorated beyond repair, will be replaced with a solid wood door of historic design; and

D. Lighting fixtures at the entrance, were not specifically shown are the presentation; and

E. The existing skylight in the front pitched roof is to be replaced by a larger skylight which is not visible from a public thoroughfare; and

- F. The modest rear extension at the basement and parlor floors is in matching brick with two wooden bay windows similar to a neighboring building; and
- G. The brick on the upper floors will be replaced in kind, retaining the original appearance; and
- H. A dormer clads in zinc to be inserted into the existing rear pitched roof is not visible from a public thoroughfare and does not disturb the character of the building; now

Therefore be it resolved that CB2 recommends:

- A. Approval of the restoration of the front facade and entrance and that the replacement of the door be approved provided that the existing door is beyond repair; and**
- B. Approval of the entrance lighting fixtures provided that LPC staff verify that they are of an appropriate design for the building; and**
- C. Approval of the skylight, the rear extension, recladding of the rear facade, and the rear dormer window.**

Unanimous

~~*357 Lafayette St. aka 19 Bond St. —Application is to legalize the installation of HVAC units without LPC permits at the rear yard. (Withdrawn-reviewed at LPC staff level.)~~

Respectfully Submitted,

Chenault Spence

Chenault Spence, Chair

Jeannine Kiely, Chair
Susan Kent, First Vice Chair
Valerie De La Rosa, Second Vice Chair
Mark Diller, District Manager



Antony Wong, Treasurer
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The Community Board 2, Manhattan Landmarks and Public Aesthetics Committee held the second of two March 2023 meetings March 20 by video conferencing.

Committee Members Present: Chenault Spence (Chair), Susan Gammie (Vice-Chair), Brian Pape, Eugene Yoo, Zachary Roberts, Anita Brandt, Valerie De La Rosa

Board Members Absent with Notice: Bo Ricobono, Mostafa Osman

Public Members Present: Albert Bennett, Andy Clark, Brenden Fitzgerald

Public Members Absent with notice: Bo Ricobono, Mostafa Osman

Board members:

Committee Guests:

1. *29 E. 4th St. – Presentation on the reconstruction of the Merchant’s House Museum exterior masonry and stoop stairs and sidewalk.

Summary of the presentation with comment:

The NYC Parks administers the Merchant’s House Museum and is responsible for the fabric of the building and its maintenance.

Masonry throughout and the fire escape will be inspected and restored and repointed as required.

The front marble steps, areaway, and sidewalk require considerable structural repair which will be carried out without noticeable change to the existing condition.

The Committee expressed ongoing concern for both current structural issues in the building and how the building may be structurally compromised by any future construction at the west side of the Merchant’s House Museum, and is in full support of efforts to preserve and maintain this important architectural gem

2. *260 W. 11th St. – Application is to construct a rear yard addition, enclose a rear terrace, modify openings in the rear facade, add a canopy, deck and garden stairs to the rear facade, and replace rooftop condenser units.

Whereas:

- A. The rear addition is to be modified, retaining the existing footprint; and
- B. The rear facade of the extension is reconfigured, there is a folding window wall at the first floor level and a balcony portion of the second floor is to be enclosed and side wall will be filled in with brick to match the existing wall; and
- C. The cladding of the upper floor of the addition is in simulated plank in a design suitable to the house; and
- D. There are new condenser units on the roof with minimal visibility above a one-story extension of the neighboring building; now

Therefore be it resolved that CB2 recommends approval of the modification of the rear extension and the rooftop condenser units.

Unanimous

3. *178 Spring St. – Application is to replace storefront infill and to construct a roof deck and replace the stair bulkhead.

Whereas:

- A. The roof, in order to be occupiable, is to be leveled to the elevation at the front of the building and the parapet is to be raised throughout to the front height; and
- B. The new steel-clad stair bulkhead was represented by the applicant as the minimum size for code compliance and, though moderately visible, is in keeping with the building and similar roofscapes in the neighborhood; and
- C. Glass railings extending 2'8" above the parapet on three sides of the roof will be unacceptably reflective and are not in keeping with the building and the district, where plain metal railings are appropriate.
- D. The storefront is proposed to have a simple storefront cornice, plate glass show windows located behind the columns with a seemingly randomly placed vertical muntin; and
- E. Raising the height of the basement access stair recess and eliminating the characteristic sloping ceiling for the purpose of providing space for a non-historic configuration of show windows further add to a jumble of historic and modern design; and
- F. The entry door is awkwardly high and does not provide accessibility; and

G. The impression is that there is an attempt to treat a building, whose design is essentially a large row house, in the manner of an updated treatment of a cast iron building; and

D. This mixture of historic elements and strangely placed modern show windows creates an uneasy amalgamation of contemporary interventions with existing historic elements resulting in a disharmonious ground floor that is not in keeping with the historic character of the building and the district.; now

Therefore be it resolved that CB2 Manhattan recommends:

A. Denial of the application and that the applicant return to the Community Board for a public hearing with a revised design addressing the disharmonious ground floor as described above; and

B. That the roof railing be in metal, characteristic of the district rather than reflective glass; and

C. Approval of the raised parapet and the proposed stair bulkhead.

Unanimous

Respectfully Submitted



Chenault Spence, Chair

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



Antony Wong, *Treasurer*
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JT. TRAFFIC & TRANSPORTATION/PARKS & WATERFRONT COMMITTEES

March 2023

The Traffic & Transportation and Parks & Waterfront Committees of Community Board #2, Manhattan held a joint monthly meeting on Wednesday, March 1, 2023, at 6:30 p.m. via Video Conference.

Board Members Present: *Traffic & Transportation:* Shirley Secunda (Chair), Natasha Avanesians, Janet Liff, Daniel Miller (Vice Chair), Lois Rakoff, Antony Wong, Adam Zeldin. *Parks & Waterfront:* Rich Caccappolo (Chair), Ritu Chattree, Chris Dignes; Daniel Miller & Shirley Secunda (also T&T); D. Kristin Shea, Frederica Sigel.

Board Members Absent with notification: Amy Brenna (T&T); Susanna Aaron (P&W).

Board Members Absent: Matthew Metzger (P&W).

Public Members Present: Joseph Flahaven, George Haikalas (T&T); Coral Dawson, Elizabeth Gilmore, Sharon Woolums (P&W).

Public Members Absent with notification:

Public Members Absent:

Other Board Members Present: Jeannine Kiely (CB2 Chair), Susan Kent, Carter Booth, Valerie De La Rosa, Michael Levine, Brian Pape, Mark Diller (CB2 District Manager).

Guests: Nicole Barth (Council Member Bottcher), Luke De Palma & Melissa Farley (MTA NYCT); Jimmy Antony, Georgios Zeniou & Yogen Shukla (MTA C&D); Sanjeet Patel (AECOM), Robert Buffamante (EE Cruz), Alicia West, Humberto Galarza & Matthew Osit (DEP); Corey Kunz & Sean Lewin (Hudson Sq. BID); Pete Davies, Darlene Lutz (1st Pct Comm Council), Jeffrey Rowland, Michael Markowitz, Gaston Marticorena, Peter Dosedla, Jessica Wade, Angela Ku, Graeme Birchall, Lynn Pacifico, Anita Dickhuth.

MINUTES:

GRAND CANAL SUBSURFACE POWER STATION: Representatives of MTA NYC Transit gave a status update on the project that has taken over, has temporary required closing of

and is taking place underneath Grand Canal Courts in which they are constructing a subsurface power substation located at the intersection of Thompson St., Canal St., and 6th Ave. This substation, which will serve the 8th Avenue Line (A/C/E trains), will provide additional power to support the increased capacity being made possible by implementing the new Communications-Based Train Control (CBTC) signal system.

This project started last Fall at which time the MTA took possession of this space and closed the Grand Canal Courts to the public. The project will continue for 3 years, that is, into 2025, but the surface level park will be reopened 3rd Quarter 2024.

Construction work on the site started in December 2022 with the delivery of construction fencing, barricades and excavation equipment, relocation of the bus stop and bus stop shelter, as well as the removal of the basketball hoops and the six trees on the site (done under permit from NYC Dept. of Parks and Recreation). DPR will be working with the MTA on the final restoration plans for the basketball court over the course of the project. DOT has also been involved in the preparation of the site (sidewalk protection) as have utility companies involved in the project.

It was noted that some of the trucks and heavy equipment being used for the project are being parked and then entering and exiting the lot adjoining Duarte Square that will become the development called 2 Hudson Square at 76 Varick St.

DEP SEWAGE PUMP STATION AT CANAL AND SULLIVAN STREETS:

Representatives from the NYC Dept. of Environmental Protection presented their plan to build a new pump station on Canal St & Sullivan St. This location is directly across the street (just to the west) from the substation project at Grand Canal Courts.

DEP reps explained that their mission is to enrich the environment and protect public health for all New Yorkers by providing high quality drinking water, managing wastewater and stormwater, and reducing air, noise, and hazardous materials pollution.

The Canal St. Pump Station is a key infrastructural component of their network. The underground station serves residences and businesses in SoHo, routing wastewater and stormwater to the Newtown Creek Water Resource Recovery Facility (WRRF) for treatment. It was originally constructed in 1930 and was last upgraded in the 1990s. This reconstruction project will upgrade the entire pump station to meet updated standards of safety, efficiency, and resiliency. It will also eliminate the need for Canal St. Lane closures during routine DEP maintenance. When completed, it is expected there will be flush hatches for access on the demapped section of Sullivan St. and vent stacks near the curb of Canal St. along the south side of the lot.

The proposed schedule they communicated:

- Procurement: Present – August 2023
- Award/Contract Registration: September 2023 – May 2024
- Active Construction Period: May 2024 – August 2026

It was this overlapping period with the project at Grand Canal Court from 2024 through 2025 that generated concern among those at the meeting.

In addition, there is a chance that the mixed-use building at 76 Varick with Grand St. to the north, which will be called 2 Hudson Square, and is expected to be a 465-foot-tall, 26-story development by Taconic Investment Partners and Nuveen, who have acquired the land in a 99-year lease from Trinity Real Estate, will start construction in 2025.

It was felt that these 3 concurrently running projects, along with the planned periodic closings of the Holland Tunnel, could cause chaos in the neighborhood.

TRANSIT ACCESSIBILITY PROJECTS UPDATES:

MTA NYC Transit presented updates on four of their initiatives to make transit accessible as well as more comfortably and dependably accessible to the many people who are either fully unable or limited in their ability to access transit because of physical challenges from disabilities and aging and/or because of lack of accommodations for those with encumbrances that make handling stairs or tight spaces difficult, e.g. pushing strollers with small children, carrying luggage or maneuvering a variety of heavy, unwieldy items. They include:

Class action settlement to make 95% of subway stations disabled accessible by 2055: MTA and accessibility advocates reached a settlement agreement in 2022 as a result of two class action lawsuits, to make 95% of subway stations ADA accessible by 2055. This will lead to 346 more stations in the NYC subway system being accessible. It entails installing elevators and ramps for vertical access without having to use stairs, some wayfinding for the visually impaired and safety railings. It builds off the commitment to accessibility in MTA NYC Transit's 2020-2024 Capital Program (capital programs run in 5-year increments), which includes ADA for 70 stations including the 14th St. Station complex. The plan does not include escalators. The poor condition and lack of maintenance of existing elevators is being addressed in another lawsuit. The goal is to "make the system as accessible as possible based on engineering feasibility and constraints."

14th St. Station Complex ADA Update: MTA NYCT is currently doing work creating ADA accessible stations on 14th St. at both 6th Ave. and 7th Ave. The 14th St./6th Ave. station will have six new elevators, a new street stair and refurbishments of other stairs as well as platform and mezzanine areas that serve the L and F/M lines. The 14th St./7th Ave. station will have three new elevators, a new street stair and refurbishment of stairs, platforms and mezzanine areas that serve the 1, 2, 3 lines. Estimated completion: 3rd qtr. 2024. For more information See <https://cbmanhattan.cityofnewyork.us/cb2/bulletin-board/news>, Heading: **MTA-NYC Transit on the 14th St. Station ADA Project (F line/L line)** summarizing a presentation to CB2 on July 7, 2022 by MTA-NYC Transit on the 14th St. Station ADA project.

MTA NYCT Bus Open Stroller Pilot: MTA NYCT launched a pilot program in Sept. 2022 to provide designated space on buses to accommodate strollers. These buses have a special area for strollers on certain buses being tested on 7 bus routes (only one in Manhattan - M31), which are identified by a sticker with a stroller symbol on the outside of a bus near the front door. The stroller areas are located near the rear door and marked with prominent details outlining instructions for use of the area. During the pilot, MTA is collecting customer feedback and recording stroller usage. Since the beginning of the pilot, over 2,500 stroller journeys have been tallied. In January 2023, MTA announced the expansion of the pilot to 1,000 local and SBS buses across all boroughs, with route details to be announced soon. For more information and to give feedback see: mta.info/stroller.

Access-A-Ride E-Hail Pilot Program: Phase one of the first on-demand E-Hail pilot program, begun in 2017, in which customers self-schedule their own trips from a choice of three providers, including yellow and green taxicabs and two other private providers, is continuing, still limited to 1,200 customers, with no limits on distances or trips. Customers pay \$2.75 per ride, the same price as an Access-A-Ride trip, and the drivers are reimbursed for the remaining cost by MTA. The hope that the number of participants would be increased to 2,400 has not been fulfilled, and at present, MTA is reviewing and evaluating options for a potential Phase 2 focusing on customer benefit, scalability, and financial sustainability, but nothing has been decided right

now. CB2 is planning to hold a panel discussion soon on Access-A-Ride that will include the E-Hail Pilot Program.

RESOLUTIONS:

1. Resolution in response to presentations of projects for a new Canal St. substation by MTA NYC Transit and a new sewage pump station (Canal & Sullivan Sts.) by DEP and considering impacts with other concurrent projects in the vicinity.

Whereas two separate projects directly across the street from each other on the north side of Canal St. were presented at Community Board No. 2 Manhattan's (CB2) jt. Traffic & Transportation and Parks & Waterfront Committees meeting on March 1st, one a new sub-surface power station for the 8th Ave. A/C/E subway line by MTA NYC Transit (NYCT); the other an updated sewage pumping station replacement by the NYC Dept. of Environmental Protection (DEP); and

Whereas the substation project, located at Grand Canal Courts at the intersection of Thompson St., Canal St. & 6th Ave., is already underway and will continue to the end of 2025 (although the surface level park will reopen in the 3rd qtr. of 2024); and

Whereas the pump station project, located underneath Canal & Sullivan Sts. (adjacent to Duarte Sq.), will undergo active construction from May 2024 to Aug. 2026, i.e., part of the work on both projects will occur for an extensive period at the same time; and

Whereas there will be a considerable amount of vehicular activity during these projects, with large trucks delivering equipment and supplies, two traffic lanes closed at certain times of day, other areas taken up with staging activities, coupled with heavy excavation and construction activity at both sites and the prospect at the times when the projects overlap of intensified noise, vibrations, dust and air pollution as well as broadened traffic congestion and conflicts. Many of those present voiced their concerns about vast disruption, disturbance and danger when the projects are running concurrently; and

Whereas these impacts will be further exacerbated by construction expected to start in 2025 of a 465-ft.-tall, 26-story building at 76 Varick St. at Canal St., with Grand St. to the north (to be called 2 Hudson Sq.), developed by Taconic Investment Partners and Nuveen (with a 99-year lease from Trinity Real Estate); and

Whereas the Port Authority of NY & NJ (PANYNJ) has closed the Holland Tunnel's North Tube entrance westbound (NYC to NJ) for Hurricane Sandy damage repairs through the 3rd quarter of 2025 (weekdays & Sun. 11pm-5:30am, Fri. 11:59pm-9am). With the Tunnel's location in the same vicinity as these other projects, their co-existence with the Tunnel closure for a period of time might engender confusion and conflicts in the required diversion of traffic from the Tunnel; and

Whereas it was recognized that this confluence of projects in a very tight area all at once calls for careful coordination between the agencies and entities involved in these endeavors, including NYCT, DEP, Taconic, Nuveen, Trinity and PANYNJ as well as the NYC Dept. of Parks & Recreation (DPR) which is working with both NYCT (in removing and restoring trees and other

elements at Grand Canal Courts) and DEP (in coordinating grading at Duarte Sq. for its redesign), and the NYC Dept. of Transportation (DOT) which also is working with both NYCT and DEP (to facilitate pedestrian and vehicular access and movement and mitigate traffic generally);

Therefore be it resolved that CB2 thanks both NYCT and DEP for presenting their projects on NYCT's new substation that will bring better, more frequent, reliable subway service with an increased power capacity by 5 trains per hour and DEP's new pump station that will meet updated standards of safety, efficiency and resiliency routing wastewater and stormwater from the SoHo community, and for the opportunity to be informed and comment on these projects; and

Be it further resolved that CB2 strongly urges NYCT, DEP, Taconic, Nuveen, Trinity, PANYNJ, DPR and DOT to work together in developing and executing a scheduling plan and necessary adjustments in schedules and activities for the smoothest, least intrusive implementation of not only the substation and pump station, but also of the building construction at 76 Varick St. and other projects occurring in the vicinity within the corresponding time frames in question and to consult on a regular basis to ensure continued attention to avoiding conflicts and other negative impacts during the course of their operations; and

Be it finally resolved that CB2 asks that the involved agencies and entities return to CB2 as soon as possible to present the plan they've worked out for scheduling and coordinating their activities as they implement their projects in the Canal, Grand, Thompson, Varick Sts. & 6th Ave. area.

Vote: Unanimous in favor.

2. Resolution in response to update on MTA agreement in class action settlement to make 95% of subway stations ADA accessible by 2055

Whereas in June 2022 MTA and accessibility advocates reached a class action settlement agreement to make 95% of subway stations ADA accessible by 2055; and

Whereas this agreement provides for making another 346 stations in the NYC subway system ADA accessible by that 2055 target date, with the goal of distributing station accessibility in such a way that subway users wouldn't be more than two stations away from an accessible station; and

Whereas accessibility will be facilitated by the installation of elevators and ramps (to solve vertical access issues) plus incorporation of other elements such as wayfinding devices like beaded yellow strips on platforms to guide the vision impaired and ADA-compliant railings. Escalators are not part of the agreement; and

Whereas subway elevators often break down and remain out of service for long periods of time, depriving those who rely on them of sorely needed mobility. Users also attest to foul smells, lack of cleanliness and physical damage, all of which point to serious neglect and the need for steady, dependable maintenance; and

Whereas MTA NYC Transit is exploring requiring contractors to not only build and install subway elevators but also to maintain them (as opposed to the current practice in which MTA NYCT does the maintenance); and

Whereas Community Board No. 2 Manhattan (CB2) has a sizable and ever-growing population of senior citizens, families with children and many others who have difficulty accessing subway stairs, whether physically challenged, pushing strollers with small children, carrying luggage or maneuvering a variety of heavy, unwieldy items, all of them greatly in need of ADA accessible stations;

Therefore be it resolved that CB2 welcomes the prospect of increased availability of ADA access to subway stations after more than 30 years since the passage of the Americans with Disabilities (ADA) act and hopes that as work in advancing accessibility progresses, there will be opportunities to shorten the timetable for completion of these efforts; and

Be it further resolved that CB2 fully supports procurement activities by MTA NYCT that would entail contracts for building and installing subway elevators that also include provisions requiring maintenance of those elevators for a defined and lengthy period of time (preferably for the estimated typical life of an elevator); and

Be it further resolved that CB2 thanks MTA NYCT for presenting information on its agreement to increase subway accessibility, for answering our many questions and for showing their willingness to come back again and provide additional information if needed; and

Be it finally resolved that CB2 would appreciate and requests that MTA NYCT return in the near future to address opportunities for expanding these accessibility projects to subway stations in Community District 2 and looks forward to potential collaborations.

Vote: Unanimous in favor.

3. Resolution requesting timely inclusion of CB2 bus routes in the upcoming expansion of MTA NYC Transit's pilot program providing designated space on buses to accommodate strollers.

Whereas in Sept. 2022 MTA NYC Transit launched a pilot program to provide a special area for strollers on buses, which is still being tested on seven bus routes among them, one in Manhattan; and

Whereas in January 2023, MTA announced the expansion of the pilot to 1,000 local and SBS buses across all boroughs, with route details to be announced soon; and

Whereas Community Board No. 2 Manhattan (CB2) has experienced considerable growth in its population of families with small children (which continues to grow), who have a great need for stroller accommodations on both crosstown and north-south/south-north bus routes in CB2; and

Whereas ridership figures show that the M14SBSB is the most frequently used crosstown bus in this area with a route that covers a considerable span from the Lower East Side to Abingdon Square; and

Whereas figures show that the M103 has the most frequent ridership north-south/south-north covering the eastern edge of CB2 and going all the way from East Harlem to City Hall; and

Whereas the M1 has one of the most frequently used north-south/south-north routes going mid-island in CB2 that covers the largest portion of the district, down to SoHo, and as far north as Harlem;

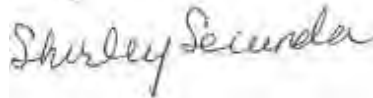
Therefore be it resolved that CB2 fully supports the Bus Open Stroller Pilot and the MTA's plans for expansion; and

Be it further resolved that CB2 asks the MTA to include bus routes within Community District 2 for the Bus Open Stroller Pilot expansion. The following bus routes are recommended and requested, in order of preference, based on the latest ridership data available and reach within the district: M14SBSD, M103, and M1; and

Be it finally resolved that CB2 asks that the Bus Open Stroller Pilot be expanded into Community District 2 as soon as possible to accommodate the urgent needs of CB2's many families with small children.

Vote: Unanimous in favor.

Respectfully submitted,



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



Rich Caccappolo, Chair
Parks and Waterfront Committee
Community Board #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, March 7, 2023, via Video Conference.

Committee Board Members Present: D. Raftery (Co-Chair), R. Ely (Co-Chair), C. Booth, Dr. S. Smith, S. Wittenberg (late with notice) and A. Wong
Committee Board Members Absent with Notice: C. Flynn, P. Laraia, L. Rakoff
Other Board Members Present: B. Pape, V. De La Rosa

RESOLUTIONS:

1. **New York Chapter of the American Institute of Architects, 536 LaGuardia Place aka 534 LaGuardia Place 10012** (Existing OP-Tavern, SN#1143343, Corporate Change)
 - i. **Whereas**, this application is for a Corporate Change to its On-Premises Tavern Liquor License (SN#1143343, exp 7/31/24) to continue to operate a café and hold private meetings, seminars and events and occasionally allow others to use the premises located within the NY headquarters on the 1st floor and lecture hall of a R7-2/C1-5-zoned, eight (8)-story mixed-use building (c. 1911, altered 1980) on LaGuardia Place between West 3rd and Bleecker Streets (Block #537/Lot #26) the building falling within the NY LPC's designated South Village Historic District; and
 - ii. **Whereas**, the Applicant has been in operation at this location since the license originated in 2004, the Corporate Change is to change the principal of the organization; the method of operation remaining the same; and
 - iii. **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 Restaurant Wine License, with those stipulations as follows:
 1. The hours of operation will be from 9:00 AM to 10:00 PM Mondays through Fridays, 11:00 AM to 10:00 PM Saturdays and they are closed on Sundays. All patrons will be cleared and no patrons will remain after stated closing time for each area.
 2. Will operate with less than a full service kitchen but will serve food during all hours of café operation.

3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any 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, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
6. Will close all doors and windows at all times, allowing only for patron ingress and egress.
7. Will not install or have French doors, operable windows or open facades.
8. Will not make changes to the existing façade except to change signage or awning.
9. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
10. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
11. Will not have any of the following: dancing, DJs, live music, scheduled performances or velvet ropes or barricades.
12. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a Corporate Change to the On-Premises Tavern liquor license in the name of **New York Chapter of the American Institute of Architects, 536 LaGuardia Place aka 534 LaGuardia Place10012**, **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 On-Premises Tavern License.

Vote: Unanimous in favor (5–0)

2. Unregular Bakery LLC d/b/a Unregular Forno, 124 4th Ave. 10003 (RW–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 application to the NYS Liquor Authority for a Restaurant Wine License to operate a bakery, café and wine bar on the ground floor of a C6-1G- zoned, 20-story mixed-use building (c. 1963) on the Fourth Avenue between East 12th and East 13th Streets (Block #564/Lot #54); and
- ii. **Whereas**, the ground floor storefront premises is approximately 1,900 sq. ft. (1,500 sq. ft. ground floor connected by an interior staircase to 400 sq. ft. basement with no patron occupancy of the basement); there are 13 tables and 36 seats with no bars or food counters for a total interior seated occupancy of 36 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) patron bathroom; the store front infill being fixed without operable doors or windows that open out to the sidewalk and there is no sidewalk café or other outdoor seating; and
- iii. **Whereas**, the hours of operation will be from 7:00 AM to 9:00 PM Sundays through Saturdays (7 days a week); there will be a sidewalk café with no more than two (2) tables and

eight (8) patron seats located immediately adjacent to the building operating under the temporary Open Restaurants program, sidewalk seating will close no later than 9:00 PM nightly; music will be quiet background only consisting of music from iPod/CDs; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

- iv Whereas,** the premises to be licensed was previously operated under the name Pie Inc d/b/a Pie by the Pound from 2004–2021 with a restaurant wine license (SN#1150289) and most recently operated as a Mia Pizza without a license; 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 Restaurant Wine License, with those stipulations as follows:
1. Premises will be advertised and operated as a full-service restaurant, specifically a bakery, café and wine bar with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 7:00 AM to 9:00 PM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any outdoor area for commercial purposes except for sidewalk café operating under the temporary Open Restaurants program located immediately adjacent to the storefront leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than two (2) tables and eight (8) patron seats arranged with chairs perpendicular to storefront as per diagram supplied. No roadbed seating.
 5. All outdoor seating will close no later than 9:00 PM. All tables and chairs will be removed from the sidewalk at this hour. No exterior music, speakers or TVs.
 6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 7. Will not have televisions.
 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 10. Will not install or have French doors, operable windows or open facades.
 11. Will not make changes to the existing façade except to change signage or awning.
 12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 15. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.

16. Will appear before CB2, Manhattan prior to submitting 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.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a Restaurant Wine License in the name of **Unregular Bakery LLC d/b/a Unregular Forno, 124 4th Ave. 10003** **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 Restaurant Wine License.

Vote: Unanimous in favor (5–0)

3. Kazumi Omakase Inc., 31 W. 8th St 10011 (New TW–Restaurant) (previously unlicensed)

- 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 application to the NYS Liquor Authority for a new Restaurant Wine License to operate a Japanese Omakase and contemporary Korean restaurant on the ground floor of a C4-5-zoned, five (5)-story tenement building (c. 1845) on West 8th Street between Fifth Avenue and MacDougal Street (Block #572/Lot #59) the building falling within NYC LPC’s designated Greenwich Village Historic District and the designated Limited Commercial District; and
- ii. Whereas**, the ground floor storefront premises is approximately 1,000 sq. ft.; there is one (1) bar with 12 seats for a total interior seated occupancy of 12 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed without operable doors or windows that open out to the sidewalk and there is no sidewalk café or other outdoor seating; and
- iii. Whereas**, the hours of operation will be from 12:00 AM to 12:00 PM Sundays through Saturdays (7 days a week); music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and
- iv. Whereas**, the premises to be licensed was previously unlicensed and for years operated as a State Farm Insurance Agency office; 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 Restaurant Wine License, with those stipulations as follows:
 1. Premises will be advertised and operated as a full-service restaurant, specifically a Japanese Omakase and contemporary Korean restaurant with the kitchen open and full menu items available until closing every night.

2. The hours of operation will be 12:00 PM to 12:00 AM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any 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, inclusive of any private parties or events. 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 not install or have French doors, operable windows or open facades.
9. Will not make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
11. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for ground floor store front premises proposed to be licensed prior to opening.
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 not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
15. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
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 Tavern Wine License in the name of **Kazumi Omakase Inc, 31 W 8th St 10011** **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 (5–0)

4. **Shiki Omakase, Inc. d/b/a Shiki Omakase, 71 W. Houston St. 10012** (New RW–Restaurant) *(previously unlicensed)*
 - 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 for a new Restaurant Wine Liquor License to operate a full-service Sushi restaurant in the ground floor of a two (2)-story mixed-use building (circa 1987) on West Houston Street between West Broadway and Wooster Streets (Block #515/Lot #15), the building falling in the SoHo Cast Iron Historic District; and

- ii. Whereas**, the ground floor storefront is approximately 500 sq. ft.; there will be three (3) tables and six (6) seats and one (1) sushi bar with thirteen seats for a total seated occupancy of 19 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed without operable doors or windows that open out to the sidewalk and there is no sidewalk or roadbed seating or other outdoor space for the service of alcohol; and
- ii. Whereas**; the premises, located in a block-long, two (2) story building of retail establishments, was previously occupied by a cosmetic shop and unlicensed; and
- iii. Whereas**, the Applicant's agreed to hours of operation are 12:00 PM to 12:00 AM seven days a week; music will be quiet background only consisting of music from iPod/CDs/streaming services (i.e. no active manipulation of music – only passive prearranged music), there are no televisions, there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no velvet ropes or metal barricades, no security personnel/door staff; the Applicant has been open and operating a similar restaurant next door with approximately the same number of seats since September/2021 and saw there was more demand than could be met in the original space alone, the instant application operating independently of the premises next door; and
- iv. 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 full-service Japanese restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 12:00 PM to 12:00 AM seven days a week (Sundays through Saturdays). No patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
 4. Will not operate a backyard garden or any 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 have no more than one (1) television no larger than 52".
 7. Will close all doors and windows at 10:00 PM every night, allowing only for patron ingress and egress.
 8. Will not install or have French doors, operable windows or open facades.
 9. Will not make changes to the existing façade except to change signage or awning.
 10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 11. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed prior to opening.

12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/ security personnel.
16. Will appear before CB2, 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.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant Wine License in the name of **Shiki Omakase, Inc. d/b/a Shiki Omakase, 71 W. Houston St. 10012**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Restaurant Wine License.

Vote: Unanimous in favor (5–0)

5. **NoHo Cultural Society Inc. d/b/a Zero Bond, 0 Bond St a/k/a 670 Broadway 10012** (Existing Club Liquor–Members Only, SN#1307607) (Alteration and Change in Method of Operation)
 - i. **Whereas**, the ABC Officer and the Entity’s Attorney appeared before CB2, Manhattan’s SLA Licensing Committee #1 via video conference to present an application to the NYS Liquor Authority for an Alteration and a Change in Method of Operation to the existing On-Premises Private Members Club Liquor License (SN#1307607) to reduce the size of a previously approved but unbuilt structure on the 6th floor/roof, to add new outdoor rooftop seating which did not previously exist, and to add DJ’s at background music levels 12 times a year on the 4th and 5th floor; and
 - ii. **Whereas**, the private members club currently operates on the 4th and 5th floors only of a five (5)-story commercial landmarked building (c. 1874) on the northeast corner of Broadway and Bond Streets (Block #530/Lot #1) with the member entrance being located on Bond Street approximately 200 feet off of Broadway, the building falling within NYC LPC’s designated NoHo Historic District and the Special SoHo-NoHo Mixed Use District; and
 - iii. **Whereas**, the current approved method of operation is as follows: the 3,500 sq. ft. 4th floor has a total seated occupancy of 74 persons and has hours of operation from 8:00 AM to 1:00 AM Sundays through Wednesdays and 8:00 AM to 2:00 AM Thursdays through Saturdays; the 10,000 sq. ft. 5th floor has a total seated occupancy of 192 persons and hours of operation from 8:00 AM to 2:00 AM all days; the previously approved but never built or utilized fully enclosed 3,612 sq. ft. rooftop was approved for a total of 57 seats in an interior

enclosure with no exterior seating and no operable doors or windows and hours of operation from 8:00 AM to 2:00 AM all days; all music throughout the entire premises is at background levels only, no DJs or live music, no entertainment level music, no TVs and no outdoor seating; and

- iv. **Whereas**, the instant application consists of a Change in Method of Operation to add DJs to the 4th and 5th floors of the licensed premises up to 12x/year with amplified sound not at entertainment levels; and
- v. **Whereas**, the instant application also includes an Alteration Application reducing the size of the unbuilt rooftop structure by more than 60% to 1,464 sq. ft. with a reduction in seats from 57 to 29 seats; and adding new outdoor seating consisting of 10 tables and 36 seats to the exterior of the rooftop where none was previously permitted as a condition of the issuance of the original license and public interest finding; there will be no speakers or music on the exterior rooftop, there will be speakers on the interior rooftop only utilized when all doors and windows on the rooftop structure are closed, and there will be operable doors/windows on the interior structure facing Bond Street where none were previously planned, the applicant proposing to close those doors/windows at 11:00 PM or anytime music is playing inside the interior rooftop structure; service on the exterior would be to seated patrons only; there would be no parties taking over the entirety of the exterior rooftop though there may be a group seating of up to 12 patrons in the exterior rooftop area located facing Broadway; the hours for the interior rooftop will remain the previously approved 8:00 AM to 2:00 AM and the exterior being proposed from 8:00 AM to 12:00 AM Sundays through Wednesdays and 8:00 AM to 1:00 AM Thursdays through Saturdays; and
- vi. **Whereas**, there was significant opposition to this application by impacted neighbors living immediately next door and located in buildings across Bond street and facing the block exposed to the club and rooftop who wrote letters and came to speak against the application, all of whom indicated that they did not know about the application until right before the meeting, indicating the Applicant and his Counsel had been selective as to who they did and did not reach out to for the purpose of the proposed changes being requested, of particular concern being the noise, traffic and privacy concerns from the use of the rooftop, which has never been used/occupied for any use or the service of alcohol in the past and is surrounded on all four exposures by residential buildings citing the quality of life impacts from patrons on the outside rooftop would have from early in the morning until later in the evening, many of these residents being families with children, not to mention other concerns being raised about for-hire vehicles frequently waiting and double parking on Bond Street causing congestion, while still others in opposition being most concerned with the late night hours on the rooftop, suggesting a closing hour by 9:00 PM for the service of alcohol; and
- vii. **Whereas**, the Applicant also received support for the instant application from people living in the community, other business owners, and club members, including around 80 letters of support which were modified from a template letter, it not being made clear whether those in support were existing members of the Club, some acknowledging such membership but others not, with it being stated that members are not permitted to disclose their membership to the private members club; and

- viii. Whereas**, as part of the public interest standard of granting the original license, the Applicant agreed to stipulations with the NYSLA when they approved the license at their full board hearing on 3/14/2018, those stipulations including background music only with no DJs or live music at any time, that the use of Broadway as a main drop off and pick up place as opposed to Bond Street would be promoted with signage and be included in the membership agreement, this being a critical point of approval by the Members of the Liquor Authority, and that approval was contingent on there being no exterior spaces or open doors/windows and that all uses in the private members club being within a completely enclosed building; and
- ix. Whereas**, the instant application both seeks to add DJs on the interior 4th and 5th floors and use of new outside rooftop spaces, thereby reversing conditions that were part of meeting the initial public interest requirement, the Applicant also acknowledging that DJs had been used in the past and the inclusion of them in the instant application was to remedy that situation, the Applicant realizing the concerns of the community and thereby agreeing to not have music on the exterior rooftop, to keep the doors and windows of the interior rooftop closed after 10:00 PM or anytime there was music inside the interior rooftop and to agree to hours of 10:00 AM to 10:00 PM for the exterior portion of the rooftop; and
- x. 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 existing On-Premises–Club Liquor License, SN#1307607, with those stipulations as follows:
1. Hours of operation as follows:
4th floor: 8AM to 1AM Sundays through Wednesdays and 8AM to 2AM Thursdays through Saturdays
5th floor: 8AM to 2AM Sundays through Saturdays
6th floor: Interior rooftop: 8AM to 2AM Sundays through Saturdays
Exterior rooftop: 10AM to 10PM Sundays through Saturdays
NO patrons will remain after stated closing time.
 2. The reduced 6th floor/roof interior enclosed area will include 1 standup bar with 7 bar stools, and 6 additional tables and 22 seats.
 3. The new exterior seating will be limited as presented in diagrams to 10 tables and 36 seats.
 4. The interior hours of operation on the 6th floor/roof interior structure will remain from 8AM to 2AM.
 5. The exterior hours of operation on the 6th floor/roof exterior will be from 10AM to 10PM.
 6. There will be speakers in the interior rooftop structure which will only be utilized at background levels only (not audible on adjacent rooftops or in any residential units) and only when all doors and windows on the rooftop structure are closed,
 7. There will be no speakers or music of any kind in any exterior area of the 6th floor/roof.
 8. There will be operable doors/windows on the interior structure facing Bond Street and Broadway only, those doors/windows not opening before 10AM and closing no later than 10PM and being closed anytime music is playing inside the interior rooftop structure.
 9. Service to the exterior 6th floor/rooftop would be limited to seated patrons only; there would be no parties taking over the entirety of the exterior rooftop though there may be

a group seating of up to 12 patrons in the exterior rooftop area on the far West located facing Broadway.

10. DJs will be permitted 12x total per calendar year at background amplified music levels only on the 4th or 5th floor, a log will be maintained by an authorized manager at the club.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a Restaurant Wine License in the name of **NoHo Cultural Society Inc. d/b/a Zero Bond, 0 Bond St a/k/a 670 Broadway 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 On-Premises–Club Liquor License.

Vote: Vote: Unanimous in favor (6–0)

6. 45 Mercer Restaurant LLC d/b/a Galli, 45 Mercer St 10013 (Existing OP–Restaurant, SN#1262152, Alteration and Change in Method of Operation)

- 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 application to the NYS Liquor Authority for an Alteration and a Change in Method of Operation to its On-Premises Restaurant Liquor License (SN#1262152, exp. 6/30/2024) to continue to operate a full service Italian restaurant on the ground floor of a M1-5/R7x zoned, five (5)-story mixed-use building (c. 1868) on Mercer Street between Broome and Grand Streets (Block #474/Lot #18), the building falling within NYC LPC’s designated SoHo-Cast Iron Historic District and the designated Special Little Italy District; and
- ii. **Whereas**, the ground floor premises is approximately 2,800 sq. ft. (1,500 sq. ft. ground floor connected by an interior stairway to a 1,300 sq. ft. cellar with no patron use of the cellar) has 19 tables with 60 seats and one (1) bar with nine (9) seats for a total seated occupancy of 69 persons; there is one entrance which will serve as patron ingress and egress with emergency egress provided through an additional door, and two (2) bathrooms; the store front infill being fixed without operable doors or windows that open out to the sidewalk; and
- iii. **Whereas**, the premises has been operated since 2012 as Galli Restaurant with hours of operation from 8:00 AM to 11:00 PM Sundays through Thursdays and 8:00 AM to 12:00 AM Fridays and Saturdays, music is background only with no DJs, live music, promoted events, any event where a cover fee is charged or scheduled performances, there are no televisions and no sidewalk café or other outdoor areas; and
- iv. **Whereas**, the alteration application is to add an additional bar with seven (7) seats to the rear dining room and change the table seating to 22 tables with 44 seats for a total of 16 bar seats and 44 tables seats (60 seated patrons overall); there is also roadbed seating that has been operating under the temporary Open Restaurants program with hours from 8:00 AM to 10:00 PM; and
- v. **Whereas**, the change in method of operation is to change the hours of operation to a 2:00 AM closing Sundays through Saturdays (7 days a week); and

- vi. Whereas**, members of the community expressed concerns that, with the addition of another bar inside the premises and reduction of the number of table seats combined with the increase in late night hours, the restaurant will attract a late night bar crowd as opposed to strictly being the restaurant it has been for the past 10 years; the previous operator, Spain Taste New York Corp., d/b/a Lizarran, having had hours until 2:00 AM, created constant quality of life issues for the local residents, the current Applicant realizing those concerns in 2012 with their initial application, stating that they would be operating as a full-service, food-focused restaurant, agreed to closing hours of 11:00 PM and midnight with there being few to no complaints from residents of the past method of operation; and
- vii. Whereas**, additional concerns were raised that the roadbed structure with a fixed platform was covering a utility cover in addition to having speakers outside, both of which do not conform to the temporary Open Restaurants guidelines; and
- viii. Whereas**, upon hearing the strong concerns of the residents the Applicant agreed to a compromise of closing hours of midnight Sundays through Wednesdays and 1:00 AM Thursdays through Saturdays, roadbed dining would be brought into compliance with the temporary Open Restaurants program and consist of not more than six (6) tables and 12 seats and there would be no outdoor speakers or sidewalk café; 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 On-Premises Restaurant Liquor License, with those stipulations as follows:
1. Premises will be advertised and operated as a full-service restaurant, specifically a restaurant and bar serving a contemporary American menu for breakfast, lunch and dinner with the kitchen open and full menu items available until one hour prior to closing every night.
 2. The hours of operation will be 8:00 AM to 12:00 AM Sundays through Wednesdays and 8:00 AM to 1:00 AM Thursdays through Saturdays. No patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
 4. Will not operate a backyard garden or any outdoor area for commercial purposes except for roadbed seating operating under the temporary Open Restaurants program on Mercer Street. Roadbed seating not exceeding the business frontage of licensed premises will consist of no more than six (6) tables and 12 patron seats. Roadbed structure will be made compliant so as not to obstruct the utility cover, not have any advertising aside from the name of the restaurant, not have speakers outside and will follow all other Open Restaurants guidelines.
 5. All outdoor seating will close no later than 10:00 PM. All tables and chairs will be secured at this hour and no patrons will remain in roadbed seating area. No exterior music, speakers or TVs. No sidewalk café.
 6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.

7. Will not have televisions.
8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
15. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
16. Will appear before CB2, 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.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an Alteration and Change in Method of Operation to the existing On-Premises Restaurant Liquor License in the name of **45 Mercer Restaurant LLC d/b/a Galli, 45 Mercer St. 10013** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA On-Premises Restaurant Liquor License.

Vote: Unanimous in favor (6–0)

7. **Likeminded Hospitality LLC dba Roscioli, 43 MacDougal St 10012 (RW–Restaurant) (Transfer)**
 - 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 application to the NYS Liquor Authority for a new Restaurant Wine License to operate an Italian restaurant on the ground floor and basement of a R7-2 / C1-5-zoned, four (4) story mixed-use building (c. 1847) on MacDougal Street between King and West Houston Streets (Block #520/Lot #83) the building falling within NYC LPC’s designated Charlton-King-Vandam Historic District; and
 - ii. **Whereas**, the ground floor storefront premises is approximately 2,367 sq. ft. with 1,076 sq. ft. on the ground floor and 1,291 sq. ft in the basement, the two floors being connected by an interior stairway; there will be eight (8) tables with 46 seats and one food counter with 12 seats on the ground floor and 10 tables with 54 seats in the basement for a total interior seated occupancy of 112 persons; the premises has one (1) door on MacDougal Street which will serve as patron ingress and egress and two doors on King Street (one to the ground floor and

one to the basement) which will be used only for emergency egress, there are two (2) bathrooms; and

- iii. **Whereas**, the hours of operation will be from 12:00 PM to 11:00 PM Saturdays through Wednesdays, 12:00 PM to 12:00 PM Wednesdays and 12:00 PM to 1:00 AM Fridays and Saturdays (7 days a week); music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no TVs, dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and
- iv. **Whereas**, following the meeting the Applicant requested to lay this application over and return to the committee in April/2023 to amend the application and the stipulations which were agreed to at the meeting, the Committee agreeing to their request; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **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 **Likeminded Hospitality LLC dba Roscioli, 43 MacDougal St 10012** **until** the Applicant has returned to CB2 to present their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6-0)

8. L. Pride d/b/a Dante, 83-85 MacDougal St. North Store 10012 (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 application to the NYS Liquor Authority for a new On-Premises Restaurant Liquor License to operate an all-day Italian restaurant on the ground floor of a R7-2-zoned, six (6)-story mixed-use building (c. 1910) on MacDougal Street between Bleecker and East Houston Streets (Block #236/Lot #26) the building falling within the NYC LPC's designated South Village Historic District; and
- ii. **Whereas**, the ground floor storefront premises is approximately 637 sq. ft. connected to a 61 sq. ft. basement by an exterior stairway; there are eight (8) tables and 16 seats with one (1) bar with no seats for a total interior seated occupancy of 16 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom, there are operable doors along the façade which will close at 10:00 PM nightly; and
- iii. **Whereas**, the hours of operation will be from 10:00 AM to 1:00 AM Saturdays and Sundays and 12:00 PM to 1:00 AM Mondays through Fridays; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

- iv. Whereas,** there will be sidewalk seating operating under the temporary Open Restaurants program located immediately adjacent to the storefront leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than three (3) tables and six (6) patron seats; sidewalk café hours will end by 10:00 PM Sundays through Saturdays (7 days a week); and
- vi. Whereas,** the Applicant has also been the principal at the next door restaurant Dante Grove St. LLC d/b/a Dante (SN#1285717) since approximately 2016; the premises to be licensed had operated since approximately 2015 with an On-Premises Restaurant liquor license under Hitchcock Restaurant Group LLC d/b/a Camaje (d/b/a Abigail's Kitchen in 2019) as a French-American family style restaurant also offering cooking classes with closing hours of midnight, the two premises located in the same building, separated by a residential entry and hallway; and
- vii. Whereas,** this application being subject to the 500 foot rule requiring the Applicant to demonstrate that public interest and public convenience would be served by the granting of a liquor license at this location, there being 133 active licensed premises within 750 feet of the subject premises, in addition to 8 pending licenses, the Applicant's willingness to work with the community on operating hours and not having roadbed seating as part of the application and additional agreed upon stipulations establishing public interest; and
- viii. 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 On-Premises Restaurant Liquor License, with those stipulations as follows:
1. Premises will be advertised and operated as a full-service restaurant, specifically an all-day Italian restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be from 10:00 AM to 1:00 AM Saturdays and Sundays and 12:00 PM to 1:00 AM Mondays through Fridays. No patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any outdoor area for commercial purposes except for certified sidewalk café operating under the temporary Open Restaurants program located immediately adjacent to the storefront leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than 3 tables and 6 patron seats. No roadbed seating.
 5. All outdoor seating will close no later than 10:00 PM. All tables and chairs from the sidewalk will be removed at this hour. No exterior music, speakers or TVs.
 6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 7. Will not have televisions.
 8. Will close all doors and windows at 10 PM, allowing only for patron ingress and egress.
 9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 10. Will not make changes to the existing façade except to change signage or awning.

11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
14. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
15. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
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 On-Premises Restaurant Liquor License in the name **L. Pride d/b/a Dante, 83-85 MacDougal St. North Store 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 On-Premises Restaurant Liquor License.

Vote: Unanimous in favor (6–0)

9. Carmencita Restaurante LLC, 529 Broome St. aka 116 Avenue of the Americas 10013 (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 application to the NYS Liquor Authority for a new On-Premises Liquor License to operate a contemporary French influenced restaurant in the cellar of an M1-5B-zoned, six (6)-story mixed-use building (c. 1907) on Broome Street between Sullivan and Thompson Streets (Block #476/Lot #19) the building falling within the NYC LPC’s designated Sullivan-Thompson Historic District; and
- ii. **Whereas**, the cellar premises is approximately 2,000 sq. ft.; there are 13 tables and 50 seats with one (1) bar and five (5) seats for a total interior seated occupancy of 55 persons; the premises has one (1) door accessed by going down a stairway off of Broome Street which will serve as patron ingress and egress and one (1) bathroom; the cellar store front infill being fixed without operable doors or windows; and
- iii. **Whereas**, the hours of operation will be from 12:00 PM to 1:00 AM Sundays through Thursdays and 12:00 PM to 2:00 AM Fridays and Saturdays; music will be quiet background only consisting of music from iPod/CD/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; there will be one (1) security personnel every day from 7:00 PM until close; and

- iv. **Whereas**, the premises was previously operated with an On-Premises Restaurant Liquor License under Broome Street Food and Drink LLC d/b/a Black Tap (SN#1310074) as a hamburger restaurant from approximately 2022 with closing hours of midnight and 1:00 AM, prior to that from approximately 2020 there was a restaurant wine license under the same ownership; and
- v. **Whereas**, the Applicant also has owned a restaurant and club next door called Paraiso Group LLC d/b/a Her Name was Carmen (SN#1312126) since 2018 operating on the ground floor and cellar at 525-527 Broome Street with stipulations on their license including background recorded music only and no dancing, but has been operating in derogation of their stipulation agreement with live music, DJs and dancing since prior to the pandemic based on, observations of committee members, [Yelp reviews](#), and their current Instagram account ([@hernamewascarmen](#)) also promoting DJs and showing live music and dancing; concerns were also raised by committee members and the public of crowds outside and other violations of their stipulations; and
- iv. **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, the applicant failing to provide a public interest statement and the applicant unable to articulate any reasons why they are not able to fully adhere to their method of operation and clear agreed upon stipulations which are a condition of their existing license at the principals' next door location (SN#1312126), this clearly raising issues of the principal's character and fitness to hold any additional licenses, in particularly next door to that location which is the subject of this instant application in a basement space with hours later than that of a typical restaurant, the application including the installation of soundproofing and security 7 days a week, not typical of a regular restaurant, there being serious concerns that the proposed method of operation of the instant application would not be adhered to; and

THEREFORE BE IT RESOLVED that CB2, Manhattan recommends **denial** of the application for a new On-Premises Restaurant Liquor License for **Carmencita Restaurante LLC, 529 Broome St 10013**; and

BE IT FURTHER RESOLVED that Community Board 2, Manhattan requests that the SLA conduct a 500-foot hearing; and,

BE IT FURTHER RESOLVED that should this application be considered by the SLA, Community Board 2, Manhattan respectfully requests that this item be calendared to appear before the Full Board of the SLA

Vote: Unanimous in favor (6–0)

10. Gucci Osteria USA LLC, dba Gucci, 375 W. Broadway aka 63 Wooster 10012 (new OP–Tavern) (*previously unlicensed*)

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing #1 via video conference to present an application to the NYS Liquor Authority for a new On-

Premises Tavern Liquor License to operate a luxury café within a retail business on the ground floor of a M1-5A- zoned, five (5)-story mixed-use building (c. 1900) on West Broadway between Spring and Broome Streets (Block #487/Lot #8) the building falling within NYC LPC's SoHo-Cast Iron Historic District and the designated Special SoHo-NoHo Mixed Use District; and

- ii. **Whereas**, the café is located within the ground floor retail storefront which is approximately 11,000 sq. ft. and runs from West Broadway to Wooster Streets, the ground floor café being located at the West Broadway entry and consisting of approximately 1,268 sq. ft. with a basement level prep area of approximately 226 sq. ft., the prep area connected to the ground floor by an interior stair case with no patron use of the basement; there are ten (10) tables and 28 seats with one (1) bar and six (6) seats for a total interior seated occupancy of 34 persons; the premises has two (2) doors which will serve as patron ingress and egress and two (2) customer bathrooms; the store front infill being fixed without operable doors or windows that open out to the sidewalk; and
- iii. **Whereas**, the hours of operation for the café will be from 10:00 AM to 10:00 PM Sundays through Saturdays (7 days a week); music will be quiet background only consisting of music from iPod/CDs/streaming services; there may be private events up to 12x/year which may include DJs and live acoustic music played at background levels through the internal sound system; there will be no dancing, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and
- iv. **Whereas**, there will be seasonal sidewalk seating (no heaters) operating under the temporary Open Restaurants program located immediately adjacent to the storefront leaving a minimum clearance of 8' to the curbside, including any obstructions, for pedestrian passage with no more than two (2) tables and four (4) patron seats; sidewalk café hours will end by 10:00 PM Sundays through Saturdays (7 days a week); and
- v. **Whereas**, the Gucci retail store will close at 8:00 PM nightly with the exception of any private events when the retail store premises may be open until 10:00 PM, the food and beverage component at all times remaining in the designated café area of the premises, inclusive of any private events; there is ADA access to the premises via the retail store entry on Wooster Street; and
- vi. **Whereas**, the premises is previously unlicensed and has been operating as various retail stores for many years; and
- vii. **Whereas**, this application being subject to the 500 foot rule requiring the Applicant to demonstrate that public interest and public convenience would be served by the granting of a liquor license at this location, there being 47 active licensed premises within 750 feet of the subject premises, in addition to 6 pending licenses, the Applicant's operating hours and agreed upon stipulations establishing public interest; and
- viii. **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 On-Premises Liquor License, with those stipulations as follows:

1. Premises will be advertised and operated as luxury café with less than a full service kitchen, but will serve the full food menu during all hours of operation.
2. All food and beverage service will be limited to the café area only delineated on the attached drawing, inclusive of any private events.
3. The hours of operation will be from 10:00 AM to 10:00 PM 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. Will not operate a backyard garden or any outdoor area for commercial purposes except for certified sidewalk café operating under the temporary Open Restaurants program located immediately adjacent to the storefront leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than two (2) tables and four (4) patron seats. No roadbed seating.
6. All outdoor seating will close no later than 10 PM. All tables and chairs from the sidewalk will be removed at this hour. No exterior music, speakers or TVs.
7. Will play quiet ambient recorded background music only, inclusive of any private sales events which may have live acoustic music (no horns, brass or percussion and no amplification) or DJs playing at background levels only through the internal sound system at preset background music limits. No music will be audible in any adjacent residences at any time.
8. There will be no more than 12 private events per year.
9. Will not have televisions.
10. Will close all doors and windows at all times, allowing only for patron ingress and egress.
11. Will not have patron occupancy/service to any portion of the basement of licensed premises.
12. Will not install or have French doors, operable windows or open facades.
13. Will not make changes to the existing façade except to change signage or awning.
14. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
15. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed.
16. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
17. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
18. Will not have any of the following: dancing, 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. prior to submitting changes to any stipulation agreed to herein.
20. 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 Tavern Liquor License in the name of **Gucci Osteria USA LLC, dba Gucci, 375 W. Broadway 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 On-Premises Tavern Liquor License.

Vote: Unanimous in favor (6–0)

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

11. Baotea Mulberry, Inc., 122 Mulberry St. 10013 (RW–Restaurant)

Whereas, at this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on March 7, 2023, the Applicant **failed to appear** on this application and did not provide information or explanation as to such non-appearance before CB2 Manhattan; and

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license **Baotea Mulberry, Inc., 122 Mulberry 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

12. MeiL W Corp, 126 MacDougal, Store No.1 10012 (RW–Restaurant)

Whereas, at this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on March 7, 2023, the Applicant **failed to appear** on this application and did not provide information or explanation as to such non-appearance before CB2 Manhattan; and

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license **MeiL W Corp, 126 MacDougal, Store No.1 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. Melda Comedy LLC, d/b/a Greenwich Village Comedy Club, 99 MacDougal St. lower level 10012 (OP–Bar/Tavern) (Change in Method of Operation)

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on March 7, 2023, the Applicant requested **to lay over** this application for a Change in Method of Operation to an existing On-Premises Tavern Liquor License (SN#1263017) to April/2023 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **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 **Melda Comedy LLC, d/b/a Greenwich Village Comedy Club, 99 MacDougal St. lower level 10012, until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor

14. Two Old Rabbits Inc d/b/a 124 Old Rabbit Club, 124 MacDougal St 10012 (TW–Bar/Tavern)

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on March 7, 2023, the Applicant requested **to lay over** this application for a Tavern Wine License to April/2023 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **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 **Two Old Rabbits Inc d/b/a 124 Old Rabbit Club, 124 MacDougal 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 NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor

15. Gigi Group LLC & 142 Emmut Partners LLC, 138 Bowery 10013 (OP–Hotel)

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on

March 7, 2023, the Applicant requested **to lay over** this application for an On-Premises Hotel Liquor License to April/2023 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **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 **Gigi Group LLC & 142 Emmut Partners LLC, 138 Bowery 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor

16. Astor Entertainment LLC, 163 Bleeker St 10012 (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on March 7, 2023, the Applicant requested **to lay over** this application for an On-Premises Restaurant Liquor License to April/2023 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **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 **Astor Entertainment LLC, 163 Bleeker 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 NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor

17. Hakim Hospitality LLC d/b/a Leon's, 817 Broadway 10003 (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on March 7, 2023, the Applicant requested **to lay over** this application for an On-Premises Restaurant Liquor License to April/2023 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **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 **Hakim Hospitality LLC d/b/a Leon's, 817 Broadway 10003** **until** the Applicant has presented their application in front of CB2's SLA Licensing

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

Vote: Unanimous in favor

18. Street Food Chaat LLC d/b/a Honest, 176 Bleecker St. 10012 (OP–Restaurant) (Class Change from TW to OP)

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on March 7, 2023, the Applicant requested **to lay over** this application for a Class Change to a Restaurant Wine License (SN#1345655) operating under a temporary permit to April/2023 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **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 **Street Food Chaat LLC d/b/a Honest, 176 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 NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, 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

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Ritu Chattree, *Assistant Secretary*

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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 March 9, 2023, via Zoom Conferencing.

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

Committee Board Members absent with notice: M. Fitzgerald and C. Flynn.

Other Board Members Present: C. Booth, V. De La Rosa.

RESOLUTIONS:

1. **GVO Hospitality Corp. d/b/a Mishik, 261 Hudson Street 10013 (New OP)**

i. **Whereas**, the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for a new On-Premises Liquor License to operate a Japanese-Korean fusion restaurant in a ground floor storefront located within a newly built residential building on Hudson Street between Dominick and Broome Streets in the Hudson Square District; and,

ii. **Whereas**, the storefront proposed to be licensed has operated in the past as Whitmans, with a similar method of operation as a restaurant, the interior storefront is roughly 3800 sq. ft., no other floors or basement, there is a full-service kitchen, with 8 tables with 18 patron seats and 2 stand-up bars, one of which will be Omakase style, with 26 additional bar seats for a total indoor seated patron occupancy of 66 persons, the storefront infill being fixed and there are no operable French doors or windows, 1 entrance on Hudson Street and 2 patron bathrooms; and,

iii. **Whereas**, the Applicant's hours of operation will be Sunday to Saturday from 6:00 PM to 11:00 PM, music will be quiet recorded background only; there will be no DJ's, no promoted events, no live music or scheduled performances, no cover fees, and two televisions; and,

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

1. Will operate a full-service restaurant serving contemporary Japanese and Korean fare, with the kitchen open and the full menu available until closing every night.
2. The hours of operation will be Sundays to Saturdays from 6:00 PM to 11:00 PM.
3. Will not install or have French doors, operable windows or open facades.
4. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not operate a backyard garden or any outdoor area for commercial purposes including sidewalk and roadbed seating pursuant to the temporary open restaurant's program.
6. It will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
7. Will close all existing doors & windows at all times.
8. Will have two televisions.
9. It will not have unlimited drink or unlimited food & drink specials. It will not have "boozy brunches" and will not sell pitchers of beer.
10. There will be no "bottle service" or the sale of alcohol by the bottle, except for beer and wine products.
11. It will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
12. It will appear before CB2, Manhattan for an alteration to its license prior to submitting plans for permanent sidewalk or roadbed seating.

v. **Whereas**, this application being subject to the 500 foot rule requiring the Applicant to demonstrate that the public interest would be served by adding another liquor license at this location, , there being 26 active on premise liquor licenses within 750 feet of the location proposed to be licensed, with 1 additional pending licenses, the method of operation being similar to what was licensed and operated at the same location in the past, the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant On Premises Liquor License to **GVO Hospitality Corp. d/b/a Mishik, 261 Hudson Street 10013** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the "Method of Operation" of the SLA On Premises License.

Vote: Unanimous in favor (6-0)

2. Two If By Sea Restaurant Group Inc dba One if By Land Two if By Sea, 17 Barrow St 10014 (New OP; Transfer)

i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for a new On-Premises Liquor License to operate a fine dining restaurant in a ground floor storefront located within a two-story, c.1834 townhouse building on Barrow Street between West 4th and Bleecker Streets in Greenwich

Village, with this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the storefront proposed to be licensed has operated in the past with the same name and same method of operation as a fine dining restaurant, albeit with a different operator, the interior storefront is roughly 2450 sq. ft. (1600 sq. ft. main floor, 500 sq. ft. Mezz. and 350 sq. ft. basement), there is a full-service kitchen, with 48 tables and 126 patron seats and 1 stand up bar with 15 additional patron seats for a total indoor seated patron occupancy of 141 persons, the storefront infill has French doors, which will be closed by 9 PM every night, one patron entrance, no TVs, and 2 patron bathrooms; and,

iii. Whereas, the hours of operation will continue to be Sunday to Saturday from 12:00 AM to 12:00 PM, music will be quiet recorded background only; there will continue to be live piano music but no DJ's, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; and,

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

1. Will operate a full-service restaurant with the kitchen open and the full menu available until closing every night.
2. The hours of operation will be Sundays to Saturdays from 12:00 AM to 12:00 PM.
3. All doors and windows will be closed by 9:00 PM every night.
4. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not operate a backyard garden or any outdoor area for commercial purposes including sidewalk and roadbed seating pursuant to the temporary open restaurant's program.
6. It will play quiet ambient recorded background and/or live piano music only. No music will be audible in any adjacent residences at any time.
7. Will not have televisions.
8. It will not have unlimited drink or unlimited food & drink specials. It will not have "boozy brunches" and will not sell pitchers of beer.
9. There will be no "bottle service" or the sale of alcohol by the bottle, except for beer and wine products.
10. It will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
11. It will appear before CB2, Manhattan for an alteration to its license prior to submitting plans for permanent sidewalk or roadbed seating.

v. Whereas, this application being subject to the 500 foot rule requiring the Applicant to demonstrate that the public interest would be served by adding another liquor license at this location, there being 98 active on premise liquor licenses within 750 feet of the location proposed to be licensed, with 18 additional pending licenses, the method of operation being identical to what was licensed and operated at the same location for decades, the agreed upon stipulations being

reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant On Premises Liquor License to **Two If By Sea Restaurant Group Inc dba One if By Land Two if By Sea, 17 Barrow St 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA On Premises License.

Vote: Unanimous in favor (6-0)

3. Emel NY Corp. d/b/a pending 637 Hudson Street, 10014 (New OP - Restaurant)

i. Whereas, the Applicants and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee to present an application to the NYS Liquor Authority for a new On-Premises Liquor License to operate a full service restaurant serving Italian cuisine in a ground floor corner storefront located within a four-story townhouse building (circa 1999) on Hudson Street at the corner with Horatio Street in Greenwich Village, with this building falling within NYC LPC’s designated Greenwich Village Historic District; and,

ii. Whereas, the storefront proposed to be licensed was previously operated in the past with a similar method of operation as a restaurant (High Street on Hudson), the corner storefront being roughly 2800 sq. ft. (1800 sq. ft. ground floor and 1000 sq. ft. basement, with the basement not being for patron service), there is a full-service kitchen, 17 tables with 60 patron seats, one stand up bar with 6 additional seats for a total indoor seated patron occupancy of 66 persons, there is one (1) patron entry and one (1) patron exit on Hudson Street, and two (2) patron bathrooms, the store front infill on Jane Street being fixed without operable doors or windows but there exists operable doors on Hudson Street that will be closed by 10 PM every night or when its HVAC systems are operating for heating or for cooling; and

iii. Whereas, the hours of operation will be Sunday to Thursday from 11:00 AM to 11:00 PM and Fridays/Saturdays from 11:00 AM to 12:00 AM, music will be quiet recorded background only; there will be no DJ’s, no promoted events, no live music or scheduled performances, no cover fees, and 1 television; there will be a sidewalk café with nine (9) tables and nineteen (19) patron seats on Hudson Street only and there will be no roadbed dining or other exterior service of alcohol included with this application; and

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

1. The Applicant will operate a full-service restaurant with a full-service kitchen serving Italian food, with the kitchen open and the full menu available until closing every night.
2. The hours of operation will be Sundays to Saturdays from 11:00 AM to 12:00 AM.

3. Will not install or have French doors, operable windows or open facades on Horatio Street.
4. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not operate a backyard garden or any outdoor area for commercial purposes except for sidewalk café seating operating under the temporary Open Restaurants program located immediately adjacent to and limited to storefront frontage width on Hudson Street only, with no more than nine (9) tables and nineteen (19) patron seats. No roadbed seating.
6. Exterior seating will close no later than 10 PM. All tables and chairs will be removed at this hour. No exterior music, speakers
7. It will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
8. All doors/windows on Hudson Street will be closed by 10 pm every night or if air conditioning/heating operating.
9. Will have one (1) television.
10. Side door on Horatio Street for service use only, not for patron entry/exit.
11. It will not have unlimited drink or unlimited food & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
12. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
13. It will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
14. Will not build or erect a structure on the public sidewalk.
15. It will appear before CB2, Manhattan for an alteration to its license prior to submitting plans for permanent sidewalk or roadbed seating.

iv. **Whereas**, this application being subject to the 500 foot rule requiring the Applicant to demonstrate that the public interest would be served by adding another liquor license at this location, there being 62 active on premise liquor licenses within 750 feet of the location proposed to be licensed, with 5 additional pending licenses, the method of operation being similar to what has been licensed and operated at the same location in the past, the Applicant having met with the local Jane Street Block Association, and received the support of the local block association, the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations in the future; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant On Premises Liquor License to **Emel NY Corp. d/b/a pending 637 Hudson Street, 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA Restaurant On Premises License.

Vote: Unanimous in favor (6-0)

4. Christopher Street Events LLC, d/b/a L'Artusi Supper Club, 105 Christopher St. (New OP)

i. Whereas, the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for a new On-Premises Liquor License to operate a restaurant and super club in a ground floor storefront located within a four-story townhouse building (circa 1900) on Christopher Street Bleecker and Bedford Streets in Greenwich Village, with this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the storefront proposed to be licensed has operated in the past as I Sodi, a restaurant with a similar method of operation, the interior storefront is roughly 1863 sq. ft. (960 sq.ft. groundfloor and 900 sq.ft. basement, with the basement not being for patron service/occupancy), there is a full-service kitchen, with communal seating, there being 3 tables and 36 patron seats, and no stand up bar on the ground floor, the storefront infill being fixed and there are no operable French doors or windows, with its single entrance on Christopher Street and 1 patron bathroom; and,

iii. Whereas, the hours of operation will be Sunday to Saturday from 12:00 PM to 12:00 AM, music will be quiet recorded background only; there will be no DJ's, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; the Applicant may also schedule events (up to five per week) where the restaurant will be utilized and occupied for one Customer, in a communal dining setting but will nonetheless be continuously open to the general; and,

iv. Whereas, there was opposition to this application presented, to the extent that the Applicant's other business on Hudson Street (Hudson Corner LLC dba B'artusi Via Porto 520-522 Hudson) was improperly operating with a manmade structure built on top of the public sidewalk attached to the storefront, a structure not currently permitted in the temporary open restaurant's program), the Applicant acknowledging the transgression and indicating that they will remove the structure while maintaining their sidewalk seating; 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 Liquor License, with those stipulations as follows:

1. Will operate a full-service restaurant and super club, with the kitchen open and the full menu available until closing every night.
2. The hours of operation will be Sundays to Saturdays from 12:00 PM to 12:00 AM.
3. Will not install or have French doors, operable windows or open facades.
4. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not operate a backyard garden or any outdoor area for commercial purposes including sidewalk and roadbed seating pursuant to the temporary open restaurant's program.
6. It will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
7. Will not install or have French doors, operable windows or open facades.

8. Will close all existing doors & windows at all times.
9. Will not have televisions.
10. It will not have unlimited drink or unlimited food & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
11. There will be no more than 5 private events per week not open to public.
12. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
13. It will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
14. It will appear before CB2, Manhattan for an alteration to its license prior to submitting plans for permanent sidewalk or roadbed seating.

vi. **Whereas**, this application being subject to the 500 foot rule requiring the Applicant to demonstrate that the public interest would be served by adding another liquor license at this location, where there are 85 active on premise liquor licenses within 750 feet of the location proposed to be licensed, with 9 additional pending licenses, the method of operation being similar to what was licensed and operated at the same location in the past, the agreed upon stipulations being reasonable, the Applicant being well-known having operated multiple restaurants in the CB#2 Man. communities, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant On Premises Liquor License to **Christopher Street Events LLC, d/b/a L’Artusi Supper Club, 105 Christopher St.** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA On Premises License.

Vote: Unanimous in favor (6-0)

5. Realmuto 117 7th Avenue South LLC d/b/a pending, 117 7th Avenue South 10014 (New RW, Previously Unlicensed)

i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee to present an application to the NYS Liquor Authority for a new Restaurant Wine License to operate a Gelateria and Italian Restaurant Pizzeria restaurant in a series of four ground floor storefronts located within a six-story, mixed use building (circa 1910) on Seventh Avenue South between West 10th and Christopher Streets in Greenwich Village, this building being located in the Greenwich Village Historic District; and,

ii. **Whereas**, the multiple storefronts proposed to be licensed was previously a full service gourmet supermarket known as Gourmet Garage (2010-2018), and has not previously been licensed for the service of alcohol on premise, the location being roughly 6100 sq. ft. (4600 sq. ft. ground floor and 1500 sq. ft. basement), the interior premise have a large kitchen and service areas to the rear for service to the restaurant and Gelateria, serving pasties and other desserts, with 26 interior tables with 52 interior seats, no stand up bars, for a total interior seating of 52 patrons, two

patron bathrooms, the multiple storefronts in combination having multiple sets of operable doors that open up to the public sidewalk, the Applicant agreeing to close all those doors by 10 PM every night or if there air conditioning/heating systems are operating; and,

iii. Whereas, the Applicant’s proposed hours of operation are 8:00 AM to 11:00 PM Sundays to Thursdays and from 8:00 AM to 12:00 AM Fridays and Saturdays; music will be quiet background only; there will be no DJ’s, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; there will be sidewalk café seating located immediate adjacent to the storefront frontage with 14 tables and 28 seats; and,

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

1. The premises will be advertised and operated as a Italian Restaurant and Gelateria, with the kitchen open and the full menu available until closing every night.
2. The hours of operation will be from 8:00 AM to 11:00 PM Sundays to Thursdays and from 8:00 AM to 12:00 AM Fridays and Saturdays.
3. The Premises will not operate as a Lounge, Tavern, or Sports Bar or allow any portion of the premises to be operated in that manner.
4. There will be no televisions.
5. The Applicant will play quiet ambient recorded background music only; no music will be audible in any adjacent residences at any time.
6. All doors and windows will be closed by 10 PM every night or if there air conditioning/heating systems are operating.
7. Will not operate a backyard garden or any outdoor area for commercial purposes except for a licensed sidewalk café located adjacent to the storefront with no more than 14 tables and 28 patron seats, leaving a minimum clearance of 10' to the curbside for pedestrian passage.
8. Sidewalk Café seating will close by 10 PM every night. All tables and chairs will be removed at closing. No exterior music/speakers. No roadbed dinning.
9. It will comply with the NYC Department of Buildings Regulations & and keep current at all times required Permits & Certificates.
10. It will not have unlimited drink or unlimited food & and drink specials; it will not have “boozy brunches” or serve pitchers of beer.
11. There will be no bottle service or the sale of alcohol in bottle form, except for the sale of bottles of beer, cider, and wine products purchased from the grocery area for consumption outside of the store.
12. It will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, or security personnel/doorman.
13. It will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
15. Will not build or erect structure on sidewalk.

v. **Whereas**, there was opposition presented for this application, concerned about the over-saturation of liquor licensing with late night and significant exterior operations in the immediate of area of the premises to be licensed, there being 85 active on premise liquor licenses within 750 feet and an additional 16 pending licenses within this same area, there being further concerns as to the size and hours of operation for this location, this application not being subject to the 500 foot rule and the public interest standard; and,

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant On Premises Liquor License to **Realmuto 117 7th Avenue South LLC d/b/a pending, 117 7th Avenue South 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA On Premises License.

Vote: Five in favor, one against (5-1)

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

6. **Talea Beer Inc. d/b/a Talea Beer Co 102 Christopher Street 10014** (New TW – Bar/Tavern) (laid over)

Whereas, at this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on March 9, 2023 the Applicant sought more time and requested **to lay over** this application to April/2023, thereafter 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 **Talea Beer Inc. d/b/a Talea Beer Co 102 Christopher Street 10014** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous in favor

7. **Food Napoli LLC d/b/a NA Slice, 11 Waverly Place 10003** (New RW-Restaurant) (laid over)

Whereas, at this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on March 9, 2023 the Applicant sought more time and requested **to lay over** this application to April/2023, thereafter 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 **Food Napoli LLC d/b/a NA Slice, 11 Waverly Place 10003** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous in favor

8. Entity to be formed by Kim I. Alegado d/b/a Ad Hoc Collective, 13 Christopher St Bsmt 10014 (RW-Restaurant) (laid over)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 9, 2023 the Applicant sought more time and requested **to lay over** this application to April/2023, thereafter 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 **Entity to be formed by Kim I. Alegado d/b/a Ad Hoc Collective, 13 Christopher St Bsmt.** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous in favor

9. Round or Square LLC, 323-325 Bleecker St 10014 (TW-Bar/Tavern) (Double storefront/Previously unlicensed) (laid over)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 9, 2023 the Applicant sought more time and requested **to lay over** this application to April/2023, thereafter 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 **Round or Square LLC, 323-325 Bleecker St 10014** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous in favor

10. Restaurant Associates Inc, floors 1-4 - 550 Washington St 10014 (OP-Catering Facility) previously unlicensed) (laid over)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 9, 2023, the Applicant requested **to lay over** this application over to April/2023, 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 **Restaurant Associates Inc, floors 1-4 - 550 Washington St 10014 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous in favor

11. Restaurant Associates Inc, floor 6 - 550 Washington St 10014 (OP-Catering Facility) previously unlicensed) (laid over)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 9, 2023, the Applicant requested **to lay over** this application over to April/2023, 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 **Restaurant Associates Inc, floor 6 - 550 Washington St 10014 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous in favor

12. Restaurant Associates Inc, floor 9 - 550 Washington St 10014 (OP-Catering Facility) previously unlicensed) (laid over)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 9, 2023, the Applicant requested **to lay over** this application over to April/2023, 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 **Restaurant Associates Inc, floor 9 - 550 Washington St 10014** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous in favor

13. Restaurant Associates Inc, floor 12 - 550 Washington St 10014 (OP-Catering Facility) previously unlicensed) (laid over)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 9, 2023, the Applicant requested **to lay over** this application over to April/2023, 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 **Restaurant Associates Inc, floor 12 - 550 Washington St 10014** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous in favor

14. Entity to be formed by Mariquit Ingalla d/b/a Rosecrans, 7 Greenwich Ave 10014 (RW - Restaurant) (laid over to April/2023)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 9, 2023 the Applicant **failed to appear** for this application, then subsequently to said meeting asked to lay over the application to April/2023 and would appear at that time; 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 **Entity to be formed by Mariquit Ingalla d/b/a Rosecrans, 7 Greenwich Ave 10014** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous in favor

15. Corp to be formed by Tanz Watson, 511 Greenwich St 10013 (New OP-Restaurant) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 9, 2023 the Applicant requested to lay over this application over to April/2023, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA deny any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Corp to be formed by Tanz Watson, 511 Greenwich St 10013** until CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous in favor

16. Violet Force LLC d/b/a Ciccio West Village, 681 Washington St 10014 (New OP-Restaurant) (Previously unlicensed) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 9, 2023 the Applicant requested to lay over this application over to April/2023, 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 **Violet Force LLC d/b/a Ciccio West Village, 681 Washington St 10014** until CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous in favor

17. B2B Restaurants LLC d/b/a Calle Real 637 Hudson, ground floor 10014 (New OP-Restaurant) (withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 9, 2023 the Applicant requested to withdraw this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

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 **B2B Restaurants LLC d/b/a Calle Real 637 Hudson, ground floor 10014** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous in favor

18. Aramark Services Inc, 225 Varick St-12th fl 10014 (RW-Catering Facility) (withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 9, 2023 the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

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 **Aramark Services Inc, 225 Varick St-12th fl 10014** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous in favor

19. Aqua Santa Taqueria LLC d/b/a Aqua Santa Taqueria, 282 Hudson St. 10013 (OP-Restaurant) (Temporary Retail Permit) (DOT Open Restaurant) (withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 9, 2023 the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

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 **Aqua Santa Taqueria LLC d/b/a Aqua Santa Taqueria, 282 Hudson St. 10013** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous in favor

20. MFC Time Square LLC, 19 Waverly Place 10013 (OP-Restaurant) (Previously unlicensed) (failed to appear)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 9, 2023 the Applicant **failed to appear** for this application without explanation provided; 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 **MFC Time Square LLC, 19 Waverly Place 10013 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license 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

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Ritu Chattree, *Assistant Secretary*

COMMUNITY BOARD No. 2, MANHATTAN

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LAND USE AND HOUSING COMMITTEE

March 8, 2023

Manhattan Community Board 2's Land Use & Housing Committee met on Wednesday, March 8, 2023 @ 6:30 PM via video conferencing.

Land Use Committee Members present: Katy Bordonaro (Co-Chair), Eugene Yoo (Co-Chair), Anita Brandt, Stella Fitzgerald, David Gruber, Michael Levine, Donna Raftery, Frederica Sigel, Susan Wittenberg

Land Use Committee Members absent without notice: John Paul DeVerna

Land Use Committee Public Members present: Sean Sweeney

CB2 members present: Jeannine Kiely (CB2 chair), Carter Booth (prior CB2 chair), Valerie De La Rosa

1. ***110 Waverly Place** (between Sixth Avenue and Washington Square West)—**BSA Cal. No. 239-02-BZ**—is an application for a 10-year extension of the term of the Variance, which expired on December 12, 2022, that allows, for (i) the cellar and portions of the ground and second floors of the Building to be used for a Use Group 6A eating and drinking establishment, pursuant to ZR 22-10 and 52-61, and (ii) the continuation of a non-conforming accessory business sign, both contrary to the Building's residential zoning.

Resolution #1: In support of a 10-year extension of term for 110 Waverly Place—**BSA Cal. No. 239-02-BZ**

Whereas:

1. 110 Waverly Place, Manhattan Block 552, Lot 53, is a 2,144 sf zoning lot located within the Greenwich Village Historic District in an R7-2 zoning district.
2. 110 Waverly Place is a four-story Federal style building containing 5,851 sq ft of floor space (2.73 FAR).
3. The original Variance was for reestablishment of discontinued Use Group 6A eating and drinking establishment (Babbo), supported by CB2¹ and granted by the BSA in October

¹ Zoning and Housing Committee Resolution 2: 110 Waverly Place (Babbo), Manhattan Community Board #2 October 2002 Full Board Minutes, pp 13-14, October 10, 2002, https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/downloads/pdf/fullboard_2002/10october2002.pdf

2002. This Variance was subsequently granted a ten-year extension of term, supported by CB2² and granted by the BSA in April 2013.

4. Babbo restaurant is located on the cellar, ground floor and portion of the second floor of the building, while there are two residential units occupying a portion of the second floor and the third and fourth stories.
5. This application was initially presented to the CB2 Land Use & Housing Committee in February 2023, and the applicant agreed to return in order to allow for increased public notice of the application to ensure public comment.
6. CB2 produced flyers for the meeting that were subsequently posted around the perimeter of the block of 110 Waverly Place.
7. The Committee reached out to the owner of 108 Waverly Place, Nurettin Akgul, seeing as he had previously raised concerns around noise and vibration due to the HVAC units and a large kitchen exhaust system.
8. Michael Zoltan and Daniel Egers of Greenberg Traurig, LLP presented the application, along with Marc Coscia of Babbo Realty, LLC.
9. Given the additional time and outreach in order to solicit community feedback, there were no additional comments beyond the following:
10. The owner of 108 Waverly Place responded orally that he had no objection to the extension of term, provided that all existing stipulations³ remain in place;
11. A resident commended the removal of the dining shed from in front of the building but raised concerns over electrical wiring and receptacles on the front side of the building that appeared to be remaining from the shed.
12. The applicant confirmed that the remaining electrical wiring was in the process of being removed, to be completed within 30 days.

Therefore be it resolved that CB2, Manhattan recommends approval of this application for extension of term, with the following stipulations from CB2's 2013 resolution remaining in force:

1. noise and vibration from the HVAC units and other rooftop mechanicals be kept to a minimum and comply with Noise Code regulations;
2. Use of the front portion of the second floor and entire third and fourth floors by restricted to residential occupancy;
3. scheduling of deliveries and trash pickup between 8 AM and 8 PM.

Further be it resolved that, as a condition for extension of term, the applicant must remove any remaining electrical wiring and receptacles on the front side of the building (arising from the dining shed).

² Land Use and Business Development Committee Resolution 3: 110 Waverly Place, Manhattan Community Board #2 April 2013 Full Board Minutes, pp 13-14, April 4, 2013, https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/downloads/pdf/fullboard_2013/04april2013_fullboard.pdf

³ 239-02-BZ: Application November 9, 2012, Extension of Term of a previously-granted Variance for the continued operation of a Use Group 6A eating and drinking establishment (Babbo), Bulletin of the New York City Board of Standards and Appeals, Volume 99, No. 7, February 19, 2014, pp 126-128, https://www.nyc.gov/html/bsa/downloads/pdf/2014/2014_bulletin/vol_99no_7.pdf

2. *Presentation of illustrative zoning analysis for 388 Hudson Street site by Jacob Dugopolski of WXY Studio.

Resolution #2: In Support of Affordable Housing on the Northern Portion of the 388 Hudson Street Site

Whereas:

1. 388 Hudson Street, a former parking lot that NYC acquired in 1999 for construction of water tunnel shaft 28B; it is located on the east side of Hudson Street, extending the full block between West Houston and Clarkson Streets, 200 feet by 125 feet with a total lot area of 25,000 sf and zoned M1-5 at the edge of the Greenwich Village Historic District. It abuts the west side of City-As-School High School and is across the street from J.J. Walker Park.⁴
2. In [2015](#), CB2 identified the northern portion of the site as a possible location for new affordable housing.⁵
3. NYC DEP has retained a permanent easement of 9,375 sf on the southern portion of 388 Hudson Street to allow for monthly maintenance and inspection related to the new water tunnel, City Tunnel No. 3.⁶ This initial easement of 9,375 SF expanded to 11,375 SF in recent presentations to CB2.
4. Jacob Dugopolski of WXY Studio presented an illustrative zoning analysis for 388 Hudson Street to give a preliminary idea of how the northern portion could accommodate affordable housing and a community facility.
5. Comments from the public included mention of the murals on the side façade (lot line) of the neighboring City-As-School building, although the committee consensus was that the murals should not obstruct the construction of affordable housing on the site.

Therefore be it resolved that CB2, Manhattan:

1. Supports maximizing the number of affordable housing units and/or square footage of the building on the northern portion of the 388 Hudson Street site.
2. Strongly opposes the construction of any market-rate housing on this site.
3. Supports mixed-use and the inclusion of a community facility, particularly a NYC recreation center, on the northern portion of this site.
4. Supports the creation of a master plan that assesses both the affordable housing and the recreational opportunities in the area, including the Dapolito Recreation Center.
5. Supports community outreach about the artwork on the side façade of the City-As-School building abutting the site.

⁴ <https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/downloads/pdf/Elizabeth%20Street%20Garden/12%20December%202015%20Water%20Tunnel%20Shaft%20Sites%20.pdf>

⁵ <https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/downloads/pdf/Elizabeth%20Street%20Garden/12%20December%202015%20Water%20Tunnel%20Shaft%20Sites%20.pdf>

⁶ "City Planning Commission, Calendar No. 2, April 5, 1999", April 5, 1999, <https://www.nyc.gov/assets/planning/download/pdf/about/cpc/930200.pdf>

6. Questions the reduction in size of the northern portion of the lot by NYC DEP and asks that the agency make public its reasons for increasing the area needed for access on the southern portion before the Parks Dept. begins its design process.
7. Advises that any scoping should include outreach to and the involvement of local residents, local school communities — including the adjacent City-As-School High School and M721, Manhattan Occupational Training Center — and local businesses.

3. Preliminary presentation of plans for new market rate and senior housing at **570 Washington Street** between Houston and Clarkson streets.

Presenters: Matt Green, Patrick Sullivan, Andy Cohen, Eric Reid, and Harry Bethray.

Subject addresses: 570 Washington Street and 180 Clarkson Street

Project name: St. John's Terminal Project

Overview: The ULURP was approved in December 2016. The 180 Clarkson Street site will comprise 150 market-rate units with ground-floor retail. 180 Clarkson Street is expected to be finished in Q4 2027. The 570 Washington Street site will be a separate building with 175 units of permanent affordable senior housing with ground-floor retail. The unit distribution will follow all HPD regulations, with 25% studios and 75% 1-bedrooms planned and a possible addition of some 2-bedroom units. 570 Washington Street is expected to be finished in Q3 2026.

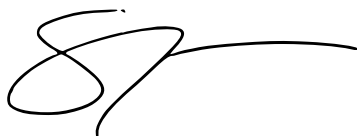
Construction: The work will start by early April and the team will maintain constant contact with the community regarding schedule and the actual construction during the entirety of the project. Work is expected from 7AM to 6 PM daily, with occasional work on evenings and week-ends.

Sidewalk access: The team presented the plan for street, sidewalk, and bike lane closures and access during the planned phases of the project. The plan is committed to maintaining all existing bike lanes around the site.

Subway Station: As part of this project, the developers have promised to add access to the Spring Street Subway Station. Work will start around Q4 2024 on providing an elevator and new stairs for the western entrance to the station.

Community Outreach: In addition to indicating that they will provide electronic communication, the team is open to meeting directly with the community if requested.

Respectfully Submitted,



Eugene Yoo



Katy Bordonaro