

Susan Kent, Chair
Valerie De La Rosa, 1st Vice Chair
Eugene Yoo, 2nd Vice Chair



Antony Wong, Treasurer
Amy Brenna, Secretary
Mark Diller, District Manager

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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

FULL BOARD MEETING AGENDA

DATE: Thursday, May 18, 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 | Susan Kent |
| 4. District Manager's Report | Mark Diller |

BUSINESS SESSION

V. APPROVAL OF THE APRIL MINUTES

VI. SPECIAL ELECTION – ASSISTANT SECRETARY

VI. STANDING COMMITTEE REPORTS AND OTHER BUSINESS

- | | |
|-----------------------|-----------------|
| 1. Human Services | Susanna Aaron |
| 2. Parks & Waterfront | Rich Caccappolo |
| 3. SLA Licensing | Donna Raftery |
| 4. Quality of Life | William Benesh |
| 5. Landmarks | Chenault Spence |
| 6. Executive | Susan Kent |

VII. NEW BUSINESS

VIII. ADJOURNMENT

June 2023						
◀ May						July ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
To Be Scheduled: <ul style="list-style-type: none"> Cannabis Licensing Committee 				1 TRAFFIC & TRANSPORTATION	2	3
4	5 QUALITY OF LIFE	6 SLA 1	7 PARKS & WATERFRONT	8 SLA 2	9	10
11	12 SCHOOLS & EDUCATION	13 EQUITY, RACE & JUSTICE	14 LAND USE & HOUSING	15 LANDMARKS	16	17
18	19 LANDMARKS 2 (if needed)	20 EXECUTIVE		22 FULL BOARD	23	24
25	26	27 ARTS & INSTITUTIONS	28 ECONOMIC DEVELOPMENT & SMALL BUSINESS	29 HUMAN SERVICES	30	

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The Social Services Committee of Community Board No. 2, Manhattan held its regular monthly meeting on April 27, 2023, at 6:30 pm by Zoom video conference.

Committee Members Present: Susanna Aaron (Chair), Ritu Chattree (Vice Chair), William Benesh, Keen Berger, Wayne Kawadler, Ivy Kwan Arce

Committee Members Absent With Notice: Ryder Kessler

Committee Members Attending Late: John Paul DeVerna

Other CB2 Members Present: Susan Kent (Chair), Mark Diller (District Manager), Carter Booth, Stella Fitzgerald, Patricia Laraia, Michael Levine

Public Members Present: Rachel Yarmolinsky

Guests:

Dr. Ellen Tabor, Associate Medical Director, Institute for Community Living (ICL)

Dr. Van Yu, Chief Medical Officer at Jamian Health/Center for Community Services (CUCS)

Brianna Thompson DNP, Psychiatric Nurse Practitioner, Intensive Mobile Treatment Team, Center for Alternative Sentencing and Employment Services (CASES)

Abigail Boynton LMSW, Assistant Team Lead, Intensive Mobile Treatment Team, CASES

Additional Attendees:

From Community Board 5, Manhattan (co-organizer)

Renee Kinsella, Chair, Budget, Education, and City Services Committee

Seth Borden

Mary Brosnahan

Johnathan Cedillo

Laura Garcia

Tristan Haas

Marc Hershberg

Robert Isaacs

Joseph Maffia

Pete Webb

Zona Xu

From Community Board 4, Manhattan (co-organizer)

Maria Ortiz, Chair, Health and Human Services Committee

From Community Board 1, Manhattan (supporter)

Tammy Meltzer, Chair

Frances Curtis, Chair, Health and Human Services Sub-Committee

Patricia Moore, Chair, Quality of Life and Service Delivery Committee

From Community Board 3, Manhattan (supporter)

Susan Stetzer, District Manager

Mae Lee, Chair, Health Human Services/Youth Education Human Rights Committee

From Community Board 6, Manhattan (supporter)

Elvy Barroso, Chair, Health and Human Services Committee

Elected Officials:

Hon. Erik Bottcher, New York City Council District 3

Hon. Carlina Rivera, New York City Council District 2

Hon. Brad Hoylman-Sigel, New York State Senate District 47

Hon. Tony Simone, New York State Assembly District 75

Hon. Linda Rosenthal, New York State Assembly District 67

REPORT

BACKGROUND

In 1955, there were 95,000 mentally ill people living in state-run asylums.¹ That began to change when Geraldo Rivera's 1972 expose' of Willowbrook State School for Children showed patients living in terrible conditions, leading to a public outcry and the start of a long process of emptying state hospitals. Medications to treat mental illness were being improved. It seemed far better to treat people in their communities. Unfortunately, the infrastructure of community services to replace the asylum system with more humane treatment never fully materialized. The result is that many of our neighbors are unconnected with the services they need to live stable, healthy lives.

The most recently available data, from 2015, shows that 39% of individuals in New York City with Serious Mental Illness - [SMI](#) - are not engaged in treatment. In 2020, approximately 13,000 New Yorkers with SMI were unhoused or living in shelters. 15,000 calls to 911 each month were for mental health emergencies. 23% of jail admissions were referred to mental health care.²

¹ New York State Nurses Association, "A Crisis in Inpatient Psychiatric Services in New York State Hospitals, p.4. <https://www.nysna.org/sites/default/files/attach/ajax/2020/08/Psych%20Whitepaper%20NYSNA.pdf>

² Office of Mayor of New York City, "Care, Community, Action: A Mental Health Plan for New York City." March, 2023. p32-34. See <https://www.nyc.gov/assets/doh/downloads/pdf/mh/care-community-action-mental-health-plan.pdf>

New York City has insufficient capacity to treat those suffering SMI. 41% of those with SMI – about 100,000 New Yorkers – want treatment but can’t obtain it. 12% of New Yorkers are uninsured, and even for those with health insurance, finding affordable mental health services is a challenge.³ Even after receiving treatment in hospital or jail, many sufferers of SMI lack continuing treatment to assist with medicine adherence and stability.

AN URBAN PROBLEM IN THE SPOTLIGHT

In the wake of the Covid-19 pandemic, New York State⁴ and New York City⁵ have responded to the need for improved services for those with SMI. Recent State and City plans promise billions of public dollars to build new infrastructure and bolster existing programs. The New York City Council has announced a “Mental Health Roadmap” for FY24 budget negotiations.⁶

THE CHALLENGE OF TREATING INDIVIDUALS WITH SMI

Poverty, instability, and a housing shortage have resulted in many individuals with SMI living unhoused on New York City streets. The mental illness itself may produce a distrust of traditional shelter, treatment, and caregivers, which creates particular challenges for service providers. “People often decline what they’re being offered,” says Dr. Van Yu. “One of the ways to address that is building trust with a care provider, and that takes time.” Social worker Abigail Boynton says it took eight months for her team to earn one client’s trust to where he said, “I’ll do anything you want. Just don’t leave me alone in this.”

“Every single one of them has suffered severe psychological trauma,” says Dr. Ellen Tabor. They may also have aggregating issues such as substance abuse, recent incarceration, or violent behavior. For the most critically unstable, getting them into treatment requires intense individual attention.

LONG-TERM SOLUTIONS

A comprehensive response to SMI calls for bricks-and-mortar solutions which require capital and time to build. Yet, without these, the prospect for improving the lives of individuals with SMI is limited. Homelessness itself adds to trauma and inflames mental illness.

Needed physical infrastructure includes

- Hospital beds: expanding their number; returning many to treat mental health patients after having been diverted for the COVID crisis; incentivizing hospitals to keep patients longer; adding more long-term hospital beds.
- Supportive housing that offers long-term stability together with case management.
- Clubhouses, such as Fountain House in Manhattan, that offer services while also providing community and activities.

³ *ibid.*, p. 36

⁴ <https://www.governor.ny.gov/news/governor-hochul-announces-details-1-billion-plan-overhaul-new-york-states-continuum-mental>

⁵ <https://www.nyc.gov/assets/doh/downloads/pdf/mh/care-community-action-mental-health-plan.pdf>

⁶ <https://council.nyc.gov/mental-health-road-map/>

- Stabilization beds: a roof over one's head, even if it is just short-term.
- Safe Havens: a looser shelter model tailored to those who have refused traditional shelter..
- Harm reduction approaches that contend with issues of substance use, which often accompanies SMI.
- Diversion Centers and Crisis Respite Centers to break the cycle of sidewalk to jail or hospital and back to sidewalk.

Governor Kathy Hochul and Mayor Eric Adams have presented plans that promise funding for many of these initiatives. The New York City Council's plan for FY2024 echoes these priorities.⁷

The city's built landscape could also provide additional short-term beds if the city were able to partner with contractors to operate these in under-used spaces:

- community centers that close to the public at night
- empty storefronts
- vacant office spaces

SERVICES IN THE FIELD

Both City and State have an array of programs, difficult for consumers to navigate, to treat those with SMI. Some are court-mandated as an alternative to incarceration. Our meeting focused on two programs - ACT and IMT - that provide services in the field, meeting clients "where they are," both in the figurative and the geographic sense. The Institute for Community Living - ICL - and the Center for Alternative Sentencing and Employment Services - CASES - two not-for-profit providers that run scores of programs, have referred to these as the "gold standard"⁸ of care in the face of a lack of supportive housing.

ASSERTIVE COMMUNITY TREATMENT (ACT): CONTINUING CARE

Assertive Community Treatment (ACT) is a New York state program that provides Medicaid reimbursement for outpatient treatment of individuals who have an SMI diagnosis and a history of psychiatric hospitalizations. Clients generally have housing. Independent not-for-profit providers operate ACT teams, which generally include a psychiatrist or psychiatric nurse practitioner; a registered nurse; a social worker and mental health counselors; and peer support. A staff of 8-9 professionals carries a low total caseload of 68 clients and aims to meet them six times per month wherever clients are most comfortable. Expected stay in ACT is 2-5 years. There are currently 71 ACT teams operating in New York City, of which 17 are nominally assigned to Manhattan, though their clients may reside elsewhere. Clients are referred by the Single Point of Access (SPOA) program⁹ operated by NYC Department of Health and Mental Hygiene (DOHMH).

Providers licensed to operate ACT teams receive additional funding from New York State to compensate for the difference between Medicaid reimbursements and providers' costs.

⁷ <https://council.nyc.gov/mental-health-road-map/>

⁸ For abstract of study on efficacy of ACT, and references to similar articles, see here:
<https://pubmed.ncbi.nlm.nih.gov/17329462/>

⁹ <https://www.nyc.gov/assets/doh/downloads/pdf/mh/mobile-behavioral-treatment-care-coordination.pdf>

The number of individuals waiting to be assigned to ACT fluctuates. In November of 2022 Crain's cited a figure of 800.¹⁰

INTENSIVE MOBILE TREATMENT (IMT): ENGAGING HARD-TO-REACH CLIENTS
Intensive Mobile Treatment (IMT) is a New York City program administered by the Department of Health and Mental Hygiene (DOHMH) that contracts not-for-profit organizations to provide ongoing mental health care to eligible individuals. It is similar to ACT but more intense. Staffing includes a program director; office manager; nurse practitioner; registered nurse; three behavioral health specialists (1 LCSW, one Masters level, and one Bachelor's level); and two peer specialists. Caseload is capped at 27 clients per team, providers see clients as often as necessary, and they expect them to remain in the program several years.

There are currently 31 IMT teams in New York City, of which 12 are nominally assigned to Manhattan, though their clients may be unhoused and transient and teams are required to do a "diligent search" of their clients across boroughs. Clients are referred by the Single Point of Access (SPOA) program.

- Mayor Adams has promised to serve 800 more people through IMT.

- The intensity of IMT, with its relevant costs, is deemed necessary for only a small portion of individuals suffering SMI. Nonetheless, demand and eligibility outpace supply. The number of individuals awaiting assignment to an IMT team fluctuates, but ICL estimates it at 300 clients.

- IMT teams are budgeted around \$1.2 million per team. Providers note that it's expensive to enroll someone in IMT but that it is likely less costly than a stay in jail or hospital.

LABOR SHORTAGE IN THE FIELD OF MENTAL HEALTH

The expansion of mental health services is hampered by a shortage of mental health workers.

Increasing the budgets for IMT teams could make these a more competitive option for professionals with employment options. "The pool [of professionals] we are dealing with is small to begin with, so giving me more money is a good first step," says Dr. Van Yu.

It may also be possible to leverage the existing pool by sharing particular roles, such as the administering of medication, across teams. This would require adding flexibility into the regulations governing the composition of ACT and IMT teams.

Longer-term solutions might include

- Student debt forgiveness for certain fields

- Subsidizing mental health professional studies at CUNY

RESTORING DIGNITY

The isolation and humiliation of being unhoused produces additional stress for the vulnerable population suffering from SMI. Small interventions can go some way to restoring dignity and building trust and community.

¹⁰ Maya Kaufman, "New Yorkers Face Long Wait for Mental Health Programs." Crains, November 30, 2022. <https://www.crainsnewyork.com/health-care/more-1000-new-yorkers-await-spot-serious-mental-illness-programs>

- Mobile shower vans, such as those used in Newark, New Jersey¹¹ by Archangel Raphael's Mission, could bring hygiene services into the field.
- Also useful would be locations that allow laundry services; distribution of hygiene kits and clean clothing; shaving and haircutting services.

B-HEARD: A PROMISING PROGRAM FOR CRISIS INTERVENTION

B-HEARD: Behavioral Health Emergency Assistance Response Division (B-HEARD)

<https://mentalhealth.cityofnewyork.us/b-heard>

B-HEARD is an alternative to NYPD response to crisis.

- Launched with pilot program 2021 and expanded now to upper Manhattan, South Bronx, East Brooklyn. Neighborhoods selected on the basis of the volume of 911 calls. Agencies involved are NYPD, H+H, FDNY, DOHMH, Mayor's Office Community Health.
- Response is by FDNY vehicle with basic life support similar to ambulance; 2 paramedics and a mental health professional. No NYPD except in certain cases.
- Responds to a 911 call. Operates 16 hrs/day, 7 days/week. Response time is intended to be comparable to EMS.
- Service cannot be requested; determination is made by 911 operator
- Tasks include on-site assessment; de-escalation; connection to follow-up services; ability to request ambulance transport (does not provide transport).
- Clients are offered follow-up care.
- B-HEARD receives calls from a 911 operator, but if B-HEARD dispatch doesn't answer promptly, those calls bounce back to 911 and response is provided by NYPD. Hence, proper employment of B-HEARD relies on proper staffing of dispatch operator desks.

HOW CAN YOU HELP?

Individuals struggling with serious mental illness have experienced tremendous trauma. "I know they can be frightening to people," says social worker Abby Boynton, "but they generally are not dangerous. And a lot of it is coping mechanisms." "Our clients," says psychiatric nurse practitioner Brianna Thompson, "are embarrassed to go into places because of what they look like and their hygiene."

Engaging with someone can help ease their isolation. "One way to help everybody be safer is to have these people feel that they are part of our community," says Dr. Ellen Tabor. If she could wave a magic wand, Brianna Thompson says, "People would treat them with kindness. It's sad to see how some people treat them."

The monthly community meetings hosted by NYPD precincts are good opportunities to exchange information and engender compassionate response. Officer training in crisis intervention is ongoing and - says Brian Stettin, the Mayor's Senior Advisor on Mental Illness - is 90% operational.

¹¹ <https://gothamist.com/news/mobile-shower-trailer-rolls-into-newark-a-spa-like-experience-for-homeless-individuals>

Community members who witness someone struggling with what appears to be SMI are encouraged to call an authority. If the individual exhibits violent behavior, call 911. If not, call 311. The Manhattan Outreach Consortium outreach workers are required to respond within two hours.

For more information on how calls might be routed, see [here](#).

We urge community-based organizations to create opportunities for engagement between this population and local residents that might regard them with apprehension, and also to consider how their spaces might offer showers, laundry, or beds that are in high need.

RESOLUTION urging immediate funding of programs that can be implemented on a short timeline to support individuals suffering serious mental illness (SMI) in Mid- and Lower Manhattan.

WHEREAS:

- 1) Since New York began to empty state psychiatric hospitals in light of inhumane conditions¹² and a reaffirmation of patients' rights¹³, the city and state's public health systems have lacked a comprehensive network of services to treat individuals living with serious mental illness (SMI).
- 2) Serving individuals with SMI has become a heightened priority for the state and the city. Gov. Kathy Hochul has pledged \$1 billion¹⁴ to address behavioral health needs in New York State. Mayor Eric Adams's 2023 plan "[Care, Community, Action: A Mental Health Plan for New York City](#)" describes serious mental illness (SMI) as an urgent concern for the city, and the [New York City Council](#) has also made it a priority for FY24.
- 3) Supportive housing is widely recognized as the most comprehensive tool to address SMI and is insufficient supply. The Governor and the Mayor have committed to increase the supply of supportive housing in NYC, which will require significant capital investment and political commitment over the years required for building it. The Governor and the Mayor have also committed to expand other infrastructure, such as clubhouses and hospital beds, which are additional comprehensive approaches that will require time to reach full operation.
- 4) Given the time required for these and other initiatives, there is a pressing need for interventions that can be implemented on a shorter timeline of one-to-three-years; that require a lower level of public investment; and that can be expanded or retracted in response to the city's needs.
- 5) We see a dire need for these programs to operate in the area below 59th Street in Manhattan. Manhattan's Central Business District, as well its downtown neighborhoods,

¹² For additional background, see New York State Nurses Association, "A Crisis in Inpatient Psychiatric Services in New York State Hospitals" p.4

<https://www.nysna.org/sites/default/files/attach/ajax/2020/08/Psych%20Whitepaper%20NYSNA.pdf>

¹³ For a description of Supreme Court decision *Olmstead v LC*, see <https://www.olmsteadrights.org/about-olmstead/>

¹⁴ <https://www.governor.ny.gov/programs/transforming-new-york-states-continuum-mental-health-care>

include parks, transit stations, and busy streets frequented by apparently homeless individuals, many of whom appear to suffer from SMI that has gone untreated.

- 6) Programs deemed successful at treating SMI in the field include New York State Assertive Community Treatment (ACT) and New York City Intensive Mobile Treatment (IMT) Both ACT and IMT teams are in insufficient supply. The wait list to be assigned to an ACT team is estimated at 800 people. The wait list for an IMT team is estimated at 300.
- 7) High demand for behavioral health professionals combined with low salaries budgeted for ACT and IMT teams jeopardizes the ability of the State and the City to sufficiently staff these programs to expand their number as needed and as promised.

THEREFORE, BE IT RESOLVED THAT COMMUNITY BOARD 2, MANHATTAN,

- 1) Commends the Governor of New York and the Mayor of New York City for committing to expand the number of supportive housing units and hospital beds for individuals living with serious mental illness (SMI), and commends the New York City Council for its attention to SMI.
- 2) Stresses that safe housing is the most critical stabilizing factor for individuals with SMI and urges the city to leverage our existing infrastructure to increase the number of hotel rooms and respite beds available on a short timeline while the permanent housing that has been promised gets built.
- 3) Urges the continued expansion of the New York State Assertive Community Treatment program (ACT) and the New York City Intensive Mobile Treatment program (IMT) until the long waiting lists for these services have been eliminated.
- 4) Urges NYS and NYC to offer competitive salaries and to consider regulatory changes that would better leverage the existing supply of mental health professionals to address critical staffing shortages.
- 5) Urges the NYC DOHMH to create a clearer process, for consumers and providers alike, for accessing the network of services available to those suffering SMI.
- 6) Encourages the expansion of B-HEARD into Manhattan below 59th Street, with ongoing evaluation of its successful response to 911-routed calls, rapid dispatch, and crisis de-escalation.
- 7) Sees opportunities for community-based organization to contribute to the well-being of unsheltered homeless individuals with measures such as shower vans, distribution of hygiene kits, opportunities for shaving and haircuts, access to laundry facilities, respite beds, etc.

VOTE: UNANIMOUS IN FAVOR



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PARKS & WATERFRONT COMMITTEE MEETING

May 4, 2023

The Parks & Waterfront Committee of Community Board #2, Manhattan held its monthly meeting on Thursday, May 4, 2023, at 6:30 via Zoom.

The meeting covered two topics:

1. Presentation by members of Forest for All NYC about their goals and the NYC Urban Forest Agenda
2. Presentation by the NYC Department of Parks and Recreation concerning a mural at JJ Walker Park.

Board Members Present: Rich Caccappolo (Chair); Chris Dignes; Shirley Secunda; Ritu Chatree; Matthew Metzger; Frederica Sigel

Board Members Absent with Notice: Susanna Aaron (Vice Chair); Kristin Shea; Daniel Miller

Public Members Present:

Public Members Absent with Notice: Sharon Woolums; Coral Dawson; Elizabeth Gilmore

Other Board Members Present: Carter Booth; CB2 Board Chair, Susan Kent; Jeannine Kiely.

In total, approximately 20 people attended the meeting.

There were two resolutions resulting from this meeting.

1. Presentation by members of Forest for All NYC about their goals and the NYC Urban Forest Agenda

Hannah Emple, Program Analyst, Cities, New York, for The Nature Conservancy

(<https://www.nature.org/en-us/>) an organization that was created over a century ago and works with local organizations to conserve lands and waters, presented their plans and efforts working with a coalition of 80+ member organizations called Forest for All NYC

(<https://forestforall.nyc/>) to build and enhance the NYC Urban Forest. Their plan called the NYC Urban Forest agenda (<https://forestforall.nyc/wp-content/uploads/2021/06/NYC-Urban-Forest->

[Agenda-.pdf](#)) was developed “in a highly collaborative process...convened and facilitated by The Nature Conservancy”.

Ms. Emple explained that it is believed that the “urban forest of NYC” currently includes roughly 7 million trees the benefits of which include removal of 1,100 tons of pollutants from the air each year, storage of 1.2 million tons of carbon annually, decreases of air temperatures and cooling of city streets and mitigating urban heat effects, decreased stress of inhabitants, reduction of stormwater runoff and provision of habitat and refuge for a variety of wildlife and plant species.

The net change in tree canopy cover in NYC has increased over the last 15 years, but at low single digit rates. Tree Canopy Cover in Manhattan is estimated to be roughly 21% (much lower in our district and others south of Central Park). The agenda sees opportunities for adding to it and are, along with the Borough President’s offices, working with Community Boards to generate support for planting new trees and maintaining existing trees. The goal is to achieve 30% Canopy Cover across NYC by 2035. (Note: a related program called MillionTreesNYC was a citywide, public-private program, launched in 2007 by Mayor Bloomberg that set the goal to plant and care for one million new trees across the City’s five boroughs is still in-process.) The organizations involved in this effort believe that there is insufficient funding allocated from the City budget; NYC Parks’ Forestry Budget is 0.04% of the total NYC Expense Budget exclusive of personnel costs (otherwise known as the OTPS Budget) and they want Communities to ask why this funding level is set at this level. They provided an editable draft resolution for us to consider as a template for expressing our communities’ opinion as most other CB’s have done. Our committee asked if the organizations involved had a perspective on “containerized trees” which have been implemented in some neighborhoods on some streets (e.g., Meatpacking District, Soho) where tree pits are not possible due to vaults and subway tracks under sidewalks. Their answer: there is not an official position but “more trees and greenery is a positive, so while trees in the ground probably have the biggest impact on things like stormwater management, in a situation where that’s not possible, we certainly would support other creative options.” Our committee passed a resolution in support of this initiative and its’ goals.

2. Presentation by the NYC Department of Parks and Recreation (DPR) concerning a mural at JJ Walker Park.

Elizabeth Masella, Senior Public Art Coordinator for the DPR, came to our committee to discuss DPR’s plan to work with an artist to install a mural at JJ Walker Park.

Ms. Masella introduced the artist, Livia Mourao, who presented her design. It will be 6 ft high and 62 ft long. Her concept combines “iconic art images...while "generating" an emotion, created by the rearrangement of symbols and composition...” (inspired by) Monet and Hockney, two of her favorite artists.

The mural will take 7 to 10 days to complete and all the materials will be provided by artist (exterior paint, i.e., AURA by Benjamin Moore). The walls do not require patching; the artist will prime them.

The timeline is flexible, but once installed it will remain for one year.

Current status of the space:



Design of the proposed installation (note placement on walls below fence on west and north sides of space):



Our committee praised the project and thanked Ms. Masella and Ms. Mourao for proposing it and working to install it.
We passed a resolution conveying our support.

Respectfully submitted,

Rich Caccappolo,
Chair, Parks & Waterfront Committee
Community Board 2, Manhattan

DRAFT

A Resolution in Support of Increasing Community Resiliency and Quality of Life through New York City Urban Forest Canopy Protection, Maintenance, Expansion, and Planting.

WHEREAS, the urban forest refers to the more than seven million trees in New York City and the physical and social infrastructure on which they depend;

WHEREAS, the urban forest canopy refers to the area of the tree leaves, branches, and stems when viewed from above;

WHEREAS, the urban forest is found on both public and private lands, including parks, streets, NYCHA campuses, schools, businesses, institutions, and private residences with approximately 28% in city parks, 25% in the public right-of-way, and 47% on other property types citywide;

WHEREAS, the urban forest serves as critical natural infrastructure and provides myriad social, environmental, and economic and public health benefits, including but not limited to cooling, shading, energy efficiency, cleaner air, stormwater absorption and filtration, increased property values, enhanced mental and physical health, and improved business activity;

WHEREAS, extreme heat and flooding are a threat to the health, wellbeing, and economy of our communities and the New York Panel on Climate Change predicts up to 3-5 times the number of extreme heat days and 1.5 times the amount of precipitation by the 2080s;

WHEREAS, the urban forest canopy is disproportionately distributed throughout the City and communities of color and low-income communities tend to have significantly less canopy while often being more vulnerable to heat and other health risks and African Americans in the city are twice as likely to die from heat exposure as white New Yorkers, according to the city's health department;

WHEREAS, each Community District has a unique distribution of urban forest canopy across property types;

WHEREAS, the urban forest canopy cover of New York City is approximately 22 percent and of Manhattan is roughly the same and our Community Board area's is estimated to be 13.7% (<https://storymaps.arcgis.com/stories/5353de3dea91420faaa7faff0b32206b>);

WHEREAS, there is significant opportunity to expand the urban forest in New York City and some estimates suggest that at least a million more trees could be planted across public and private land, and realizing this opportunity requires the whole city and all Community Districts;

WHEREAS, urban forest canopy expansion requires protecting existing trees, planting more trees, and maintaining all trees, therefore, be it

THEREFORE BE IT RESOLVED, that Manhattan Community Board 2:

- Supports the 5 Borough Presidents' goal of planting a million more trees by 2030, and
- Endorses the NYC Urban Forest Agenda, and

- Adopts a goal of potentially doubling canopy, equitably distributed, for our Community District; and be it

FURTHER RESOLVED, that Manhattan Community Board 2 calls on the City to investigate budget allocation to:

- Continue towards the goal of MillionTreesNYC to plant at least one million new trees citywide across public and private lands with an emphasis on increasing equity in canopy distribution by expanding canopy in the most heat vulnerable communities and in other environmental justice communities
- Implement the NYC Urban Forest Agenda which sets a citywide goal of equitably achieving at least 30% canopy by 2035
- Develop and implement a citywide Urban Forest Plan that centers health, well-being, climate resilience, equity, environmental justice, and sustainability
- Support the development of community-scale urban forest plans and goals
- Invest in urban forestry workforce development
- Increase and equitably distribute public funds for public urban forestry projects
- Strengthen regulations and develop incentives to protect and increase urban forest canopy on private property
- Develop and establish tree planting and management standards for all property types
- Develop enabling conditions to transform wood waste into a sustainable local resource
- Track canopy health and change over time
- Invest in citywide stewardship education and events

VOTE: Unanimous

A Resolution in Support of Installation of a New Mural at James J Walker Park in the Court Space.

WHEREAS, Elizabeth Masella, Senior Public Art Coordinator for the Department of Parks & Recreation presented their plan to employ artist, Livia Mourao, to install a mural on the west and north walls of the court space, which is west of the pool and east of the ballfield at James J Walker Park;

WHEREAS, Ms. Mourao presented her design for a 6 ft high and 62 ft long painting on the walls that will combine “iconic art images...while "generating" an emotion, created by the rearrangement of symbols and composition...” (inspired by) Monet and Hockney, two of her favorite artists.

WHEREAS, the mural will take 7 to 10 days to complete and all the materials will be provided by artist (exterior paint, i.e., AURA by Benjamin Moore);

WHEREAS, the walls do not require patching; the artist will prime them before painting the mural;

WHEREAS, the implementation date is not yet set, but the installation timeline is flexible and once installed the mural is permitted to remain for one year;

THEREFORE BE IT RESOLVED, that Manhattan Community Board 2:

- Supports the plan to install this mural at James J Walker Park, and
- Thanks Ms. Masella and Ms. Mourao for bringing this project to our community, and
- Looks forward to the installation of it.

VOTE: Unanimous



COMMUNITY BOARD NO. 2, MANHATTAN

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SLA LICENSING COMMITTEE 1

The SLA Licensing Committee #1 of Community Board 2, Manhattan, held a meeting at 6:30PM on Tuesday, May 9, 2023, via Video Conference.

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

Committee Board Members Absent with Notice: A. Wong

Other Board Members Present: B. Pape

RESOLUTIONS:

1. Takeshi Sushi LLC dba Kintsugi, 28 Grand St 10013 (Existing RW—Restaurant, SN#1329815, Corporate Change)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing Committee #1 via video conference to present an application for a Corporate Change to their Restaurant Wine License (SN#1329815, exp 2/28/25) to continue to operate a Omakase-style sushi restaurant in the ground floor of an M1-5B zoned, six (6)-story mixed-use building (c. 1900) on Grand Street between Avenue of the Americas and Thompson Street (Block #476/Lot #45), the building falling within the designated Special SoHo-NoHo Mixed Use District; and

ii. Whereas, the Applicant has been in operation at this location since the license originated in 2021, the Corporate Change is to remove six (6) of the original eight (8) principals 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 premises will be advertised and operated as a full-service restaurant, specifically an Omakase-style sushi restaurant.
2. The hours of operation will be from 11:00 AM to 12:00 AM Sundays through Saturdays. All patrons will be cleared and 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. 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 have patron occupancy/service to any portion of the basement of licensed premises.
8. Will have no more than one (1) television.
9. Will not install or have French doors, operable windows or open facades.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
14. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances or velvet ropes or barricades.
15. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
16. Will appear before CB2, Manhattan 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 Corporate Change to the Restaurant Wine License in the name of **Takeshi Sushi LLC dba Kintsugi, 28 Grand St 10013**, 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 (7–0)

2. **450 West Broadway LC and Lowder-Tascarella Hospitality LLC dba Principe, 450 W Broadway 10012** (Existing OP–Restaurant, SN#1346923, Corporate Change)
 - i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 via video conference to present an application for a Corporate Change to the On-Premises Restaurant Liquor License (SN#1346923, exp 1/31/25) to continue to operate a neighborhood restaurant serving breakfast, lunch and dinner in the ground floor and cellar of an M1-5/R7X-zoned, six (6)-story commercial building (c. 2002) on West Broadway between Prince and West Houston Streets (Block #516/Lot #37) the building falling within NYC LPC’s designated SoHo-Cast Iron Historic District Extension; and

- ii. **Whereas**, the Applicant has been in operation at this location since February/2023, the original application being heard by CB2, Manhattan in February/2022, the Corporate Change is the removal of a principal and the addition of a holding company consisting of approximately 20 or more passive investors who will have no involvement with operations, the principal who has been involved with operations in the past will remain the only one responsible for operations, there being no change in method of operation; 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 On-Premises Restaurant Liquor License, with those stipulations as follows:
1. Will operate a full-service restaurant, specifically a neighborhood restaurant with an Italian menu with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be from 7:00 AM to 12:00 AM Sundays through Thursdays and 7:00 AM to 1:00 AM Fridays and Saturdays. All patrons will be cleared and 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 on the ground floor. Acoustic live music is permitted in the cellar only and only when a private event is being held in that location. Per month. All private events will take place in the cellar space only. No private events on the ground floor.
 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 not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 13. Will not have any of the following: dancing, DJs, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or security personnel.
 14. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
 15. Will appear before CB2, Manhattan for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a Corporate Change to the On-Premises Restaurant Liquor License in the name

of **450 West Broadway LC and Lowder-Tascarella Hospitality LLC dba Principe, 450 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 Restaurant Liquor License.

Vote: Unanimous in favor (7–0)

3. Kured Inc, 218 Thompson Street 10012 (New TW-Bar/Tavern) (*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 to the NYS Liquor Authority for a new Tavern Wine License to operate a quick-service charcuterie board eatery on the ground floor of a R7-2, six (6)-story tenement building (c. 1904) on Thompson Street between Bleecker and West 3rd Streets (Block #537/Lot #6) the building falling within NYC LPC’s designated South Village Historic District; and
- ii. **Whereas**, the storefront premises is approximately 750 sq. ft. (approximately 570 sq. ft. on the ground floor and 180 sq. ft. in the cellar, the cellar being accessed via a sidewalk hatch with no patron access); there are approximately seven (7) tables with 19 seats and no stand up bars for a total interior seated occupancy of 19 persons; there is no full service kitchen; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk, there is no sidewalk café or other outdoor seating; and
- iii. **Whereas**, the hours of operation will be from 12 PM to 9 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 TVS, all doors and windows will be closed at all times, there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers, no security; 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 Restaurant Wine License, with those stipulations as follows:
 1. Premises will be advertised and operated as quick-service charcuterie board eatery for on site or takeaway with less than a full service kitchen but will serve food during all hours of operation.
 2. The hours of operation will be from 12 PM to 9 PM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
 3. Will not operate as a Lounge or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or 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 not have televisions.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress
8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
9. Will not install or have French doors, operable windows or open facades.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed prior to licensing.
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 new Tavern Wine License in the name of **Kured Inc, 218 Thompson Street 10012** **unless** the statements presented by the Applicant are accurate and complete and that the conditions agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Tavern Wine License.

Vote: Unanimous in favor (7–0)

4. Nijumari Inc dba Marumi, 546 LaGuardia Place 10012 (RW–Restaurant) (Transfer)

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 via video conference to present an application to the NYS Liquor Authority for a new Restaurant Wine License to operate a Japanese restaurant on the ground floor of a R7-2 with a C1-5 overlay zoned, four (4)-story tenement style building (c. 1900) on LaGuardia Place between West 3rd and Bleecker Streets (Block #537/Lot #22) the building falling within NYC LPC’s designated South Village Historic District; and
- ii. **Whereas**, the ground floor storefront premises is approximately 800 sq. ft. (ground floor restaurant connected via an interior stairway to a cellar with no patron use of the cellar, no specific square footage provided for each floor); there will be seven (7) tables and 28 seats and one (1) sushi counter with fourteen (14) seats for a total interior seated occupancy of 42 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 with no operable doors or windows that open out to the sidewalk; and

- iii. **Whereas**, the hours of operation will be from 5:30 PM to 11:00 PM Saturdays through Sundays (7 days a week); there will be no sidewalk café or roadbed dining; music will be quiet background only consisting of music from iPod/CDs/streaming; there will be no dancing, DJs, live music, promoted events, scheduled performances or cover fees, velvet ropes or movable barriers or security; and
- iv. **Whereas**, the premises to be licensed has operated since at least 2011 as a Japanese restaurant with a restaurant wine license under Marumi Corp. dba Marumi (SN# 1029209) with the same hours and method of operation, the Applicant having worked at the premises to be licensed for the past seven (7) years, the current owner is retiring, there is a Letter of No Objection permitting eat and drinking at the licensed premises; and a member of the local block association (BAMRA) came to speak in favor of the application; 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 Japanese restaurant with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 5:30 PM to 11:00 PM Saturdays through Sundays (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 have patron occupancy/service to any portion of the basement of licensed premises
 - 9. Will not install any French doors, operable windows or open facades.
 - 10. Will not make changes to the existing façade except to change signage or awning.
 - 11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 - 12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 - 13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 - 14. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.

15. Will appear before CB2, Man. 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 Restaurant Wine License in the name of **Nijumari Inc dba Marumi, 546 LaGuardia Place 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 Restaurant Wine License.

Vote: Unanimous in favor (7–0)

5. Hakim Hospitality LLC ba Leon’s, 817 Broadway 10003 (New OP–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 to the NYS Liquor Authority for a new On-Premises Liquor License to operate a neighborhood seafood brasserie focusing on vegetables and Mediterranean cuisine on the ground floor and cellar of a C6-1-zoned, 14-story landmarked commercial building (c. 1898, altered 2018) on the southwest corner of Broadway and West 12th Street (Block #563/Lot #31); and
- ii. **Whereas**, the ground floor premises is approximately 5,200 sq. ft. consisting of 2,500 sq. ft. on the ground floor and 2,700 sq. ft. in the cellar, the two floors connected by an interior stairway with no patron use of the cellar; there will be 24 tables and 87 seats and one (1) bar with 14 seats for a total seated patron occupancy of 101; the premises has one (1) door which will serve as patron ingress and egress, one (1) additional door for emergency exit and waitstaff service to sidewalk café and three (3) patron bathrooms, the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. **Whereas**, the hours of operation will be from 8:00 AM to 12:00 AM Sundays through Saturdays (7 days a week); music will be quiet background music only; there will be no: dancing, DJs, promoted events, scheduled performances or cover fees, velvet ropes, movable barriers or security personnel; there is sidewalk seating consisting of no more than four (4) tables and 14 patron seats on 12th Street and two (2) tables and six (6) patron seats on Broadway as illustrated in the provided diagram, the outdoor seating closing at 10:00 PM nightly; and
- iv. **Whereas**, the Applicant is the manager at another location in CB2, Man., the principal at that location also having ownership in the instant application, residents near the other location appeared to raise concerns regarding the Applicant’s ability to follow the Open Restaurant guidelines being that the outdoor seating at the other location is not in compliance, there being seating in the amenity zone and a structure enclosing the sidewalk café, the instant application not showing measurements permitting the proposed sidewalk seating, following CB2 Man’s SLA committee meeting the Applicant supplying a revised diagram which includes

measurements of the sidewalk and revised seating which conforms to the Open Restaurants guidelines; and

- v. **Whereas**, the premises to be licensed was previously unlicensed and had been occupied by Broadway Kitchen and Baths from approximately 1995 to 2019; and
- vi. **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, where there already is a significant number of licensed establishments in the immediate area, there being 43 active licensed premises within 750 feet of the subject premises, in addition to 4 pending licenses, the Applicant having reasonable closing hours with background music only and working with the community to reduce seating on the exterior in order to allow for the required 8' minimum sidewalk clear path and agreeing to not build any enclosed structures on the sidewalk, with the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and
- vii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the On-Premises Liquor License, with those stipulations as follows:
 - 1. Premises will be advertised and operated as a neighborhood seafood brasserie focusing on vegetables and Mediterranean cuisine with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 8:00 AM 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 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 and crosswalk for pedestrian passage with no more than 4 tables and 14 patron seats on 12th Street and 2 tables and 6 patron seats on Broadway as illustrated in attached diagram. Sidewalk café will not have any structures with sides or roof aside from a barrier no higher than 36". There may be umbrellas. No roadbed seating.
 - 5. All outdoor seating will close no later than 10:00 PM. All tables and chairs will be secured at this hour. No exterior music, speakers or TVs.
 - 6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences 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 will obtain Place of Assembly Certificate and keep current at all times required Permits and Certificates.
13. 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.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
16. Will 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 doorman or security personnel.
17. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
18. 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 Liquor License in the name of **Hakim Hospitality LLC dba Leon’s, 817 Broadway 10003** unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA On-Premises Liquor License.

Vote: Unanimous in favor (7–0)

6. Night Owl Comedy, LLC dba Comedy Cellar, 136 W. 3rd St. 10012 (OP–Bar/Tavern) *(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 On-Premises Tavern Liquor License to operate a comedy club on the ground floor, mezzanine and cellar (the entirety of the building) of a R7-2/C1-5 overlay-zoned, two (2)-story building (c. 1974) on West 3rd Street between MacDougal Street and Avenue of the Americas (Block #543/Lot #10); and
- ii. **Whereas**, the premises is approximately 2,000 sq. ft. consisting of 2,000 sq. ft. on the ground floor, 1,000 sq. ft. on the mezzanine and 954 sq. ft. in the cellar, the three floors are connected by an interior stairway, there is an ADA lift between the first floor and cellar, patron use of the cellar will be for restrooms only, there will be no service of alcohol to the cellar; there will be approximately 48 tables with 113 seats on the first floor and 13 tables, 5 counters with 84 seats on the mezzanine, there are no stand up bars, for a total seated occupancy of 197 persons; the premises has one (1) door which will serve as patron ingress and egress, two (2) additional emergency exits and four (4) bathrooms; there will be no sidewalk café or roadbed seating operating under the temporary Open Restaurants program; and
- iii. **Whereas**, the hours of operation will be from 5:00 PM to 1:00 AM Sundays through Thursdays and 5:00 PM to 2:00 AM Fridays and Saturdays with the closing extended until

4:00 AM in the event a well-known comedian stops in — they will be allowed to perform following scheduled performances; music will be quiet background except when there is a comedian performing at which time sound may be at entertainment levels and music may be live; there will be no dancing, DJs, live music, 3rd party promoted events; and

- iv. **Whereas**, one of the principals on the instant application is also the long-standing principal of the Olive Tree Café / Comedy Cellar (SN#1025081), a world-renown comedy club around the corner at 117 MacDougal Street which his family started in the early 1980's, as well as The Village Underground (SN#1100905) located across the street; the family previously owned Café Wha and Fat Black Pussycat on MacDougal Street where he was an employee; and
- v. **Whereas**, the other principal on the instant application has been the manager at the Comedy Cellar for the past 16 years and is a resident of the community, this will be her first venture as a business owner; and
- vi. **Whereas**, the licensed premises, located just off Avenue of the Americas past Minetta Playground, was built in 1974 for use as a MacDonald's restaurant and has been operated as such up until approximately 2020, the Applicant having recently purchased the building specifically for use as a comedy club and will be working with Charcoalblue theatre and performance consultants to design the premises; and
- vii. **Whereas**, the Applicant originally appeared before CB2, Manhattan in November/2022 for a similar application down the block at 118 W. 3rd Street at which time the CB2 Man.'s full board voted unanimously to recommend approval of the license, despite there being concerns around quality of life issues regarding the lines formed by patrons waiting for entry, the Applicant at the time acknowledging those concerns and working to streamline the electronic reservation / ticket system in his establishments; prior to signing the lease and following CB2 Man.'s November/2022 full board meeting the Applicant inquired about the status of the premises at 136 W. 3rd, the location being located next to the playground and closer to Avenue of the Americas where the quality of life impacts of any lines would not be as close to residents, and was able to purchase the building, thereby not moving forward with the previous application at 118 W. 3rd; and
- viii. **Whereas**, concerns were again raised about the lines on the sidewalk and the impact on children leaving the Minetta Playground, the Applicant stating there are seldom lines for the first show of the evening and with the playground closing at dusk it would not present an issue for the later evening shows which are more likely to have a line; this part of W. 3rd Street in general often having many people loitering outside the playground and at the corner particularly in the evening, the Applicant believing their presence will alleviate some of that and agreeing to do what they can to keep the sidewalk area clean past their premises toward Avenue of the Americas, there being a bus stop also located on W. 3rd by the playground additional concerns were raised about any lines blocking the waiting area, the Applicant will have security work to ensure the waiting area is not blocked; and

ix. **Whereas**, this application being subject to the 500 foot rule requiring the Applicant to demonstrate that the public interest and public convenience would be served by the granting of a liquor license at this location, where there already is a significant number of licensed establishments in the immediate area, there being 106 active licensed premises within 750 feet of the subject premises, in addition to 15 pending licenses, the Applicant having operated two other establishments on the block for many years, those establishments being a part of the community, the Applicant agreeing to and executing a stipulations agreement with Community Board 2 Manhattan for the sole purpose of establishing public interest, the stipulations being attached to and incorporated into the “Method of Operation” of the On-Premises Liquor License, with those stipulations as follows:

1. Premises will be advertised and operated as a comedy club with the kitchen open and all menu items available until closing every night.
2. The hours of operation will be 5:00 PM to 1:00 AM Sundays through Thursdays and 5:00 PM through 2:00 AM Fridays and Saturdays with closing extended to 4:00 AM in the event a well-known comedian stops in — they will be allowed to perform following scheduled performances. 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 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 except when there is a comedian performing at which time sound may be at entertainment levels including live music during comedy performances. No music or performances will be audible in any adjacent residences at any time..
6. Will not have televisions.
7. Licensee will endeavor to utilize tech apps that they are developing, including QR code-style ticketing for faster verification, to mitigate long lines at their establishments in Greenwich Village.
8. Will have security every night to control any crowds on sidewalk.
9. Will not have any stand up bars.
10. Will close all doors and windows at all times, allowing only for patron ingress and egress.
11. Will not have patron service to any portion of the basement of licensed premises. Patron access will be for restrooms use only.
12. Will not install or have French doors, operable windows or open facades.
13. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
16. Will not have any of the following: dancing, DJs, live music or 3rd party promoters (all promotion is internal).
17. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.

18. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for an On-Premises Tavern License in the name of **Night Owl Comedy, LLC dba Comedy Cellar, 136 W. 3rd St. 10012**, unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA On-Premises Liquor License.

Vote: Unanimous in favor (7–0)

7. **179 Prince Street LLC dba Revelie Luncheonette, 179 Prince St. 10012** (Existing RW–Restaurant, SN#1340616 alteration to add storage warehouse to premises)

- i. **Whereas**, this application is for an alteration to an existing Restaurant Wine License (SN#1340616, exp. 1/31/25) to add a storage warehouse space located in the adjacent basement to their currently licensed premises.
- ii. **Whereas**, this request comes due to the recent SLA Advisory #2022-20 approved by the Members of the Authority on August 31, 2022 that allowed for an adjacent space to be included as part of a licensed premises so long as the space is used only for storage of alcoholic beverages and can be accessed through public space or space controlled by the licensee. The bar's basement area used for the storage of alcohol is accessible via a sidewalk cellar door only.
- ii. **Whereas**, as there is no patron space being added to the licensed premises and no change to the method of operation, CB2 waived appearance from the Applicant with the previously agreed upon and executed stipulations from August/2021 remaining in place, those stipulations being as follows:
 1. Premises will be advertised and operated as family restaurant serving lunch and dinner.
 2. The hours of operation will be 11:30AM to 11:00PM Saturdays through Sundays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will operate a full-service restaurant, specifically a family restaurant serving lunch and dinner focused on burgers, fountain sodas and shakes with the kitchen open and full menu items available until closing every night.
 4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 5. Will operate independently (staff and patrons) from their “sister” restaurant, Raoul’s (SN# 1028385), located across the street at 180 Prince Street. Will not refer patrons back and forth between the two licensed premises.
 6. Will not operate a backyard garden or any outdoor area for commercial purposes.
 7. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at anytime.
 8. Will not have televisions.

9. Will close all doors and windows at 10PM every night with exception of pass-through window for slices to-go, allowing only for patron ingress and egress.
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 seating and drinking for store front premises proposed to be licensed prior to issuance of license.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer. No beer sold to go.
13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. Will not change any principals prior to submission of original application to NYSLA.
15. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
16. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for an alteration to the Tavern Wine license in the name of **179 Prince Street LLC dba Revelie Luncheonette, 179 Prince St. 10012**, unless the statements presented by the Applicant are accurate and complete and that the conditions agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Restaurant Wine License.

Vote: Unanimous in favor (7–0)

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

8. **Organic Grill Inc, 133 West 3rd St 10012 (RW)** (Change in Method of Operation to add acoustic guitar and comedy nights)

Whereas, at this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on May 9, 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

Whereas, the Applicant originally appeared before CB2, Manhattan in May/2022 for a removal and relocation of their Restaurant Wine license (SN# 1267131, located at 123 1st Avenue) to 133 West 3rd St. for which the board recommended approval; that license is currently listed under the NYSLA as Inactive at the address of 123 1st Avenue and there appears to be no license currently issued or for 133 West 3rd St., the original 30-day notice for the instant application being for a Change in Method of Operation to add acoustic guitar and comedy nights, it being unclear as to how there can be a Change in Method of Operation when there appears to be no license issued for

the premises, the representative emailing CB2, Man. prior to CB2, Man. SLA1 Committee meeting stating the Applicant is going to file a new 30-day notice herself to add live music, there being no withdrawal notice sent in regards to the instant application; and

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license **Organic Grill Inc, 133 West 3rd St 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor

9. Melda Comedy LLC, dba 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 Licensing Committee Meeting on May 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 **Melda Comedy LLC, dba Greenwich Village Comedy Club, 99 MacDougal St. lower level 10012** **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. Pro Action Holdings Ltd, 195 Spring St 10012 (OP–Restaurant) (Change in Method of Operation – Increase outdoor seating)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on May 9, 2023, the Applicant requested **to lay over** this application to June/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 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

11. 219 Mulberry LLC dba Ruby's, 219B Mulberry St 10012 (RW) (Change in Method of Operation – adding cellar use as storage and a kitchen) (DOT Open Restaurant Program – roadway)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on May 9, 2023, the Applicant requested to lay over this application to June/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 **219 Mulberry LLC dba Ruby's, 219B Mulberry St 10012** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the 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

12. Raagi Inc dba Mint Masala, 95 MacDougal St 10012 (RW–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 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 **Raagi Inc dba Mint Masala, 95 MacDougal St 10012** 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. Italia Like Locals Inc, 171 Canal St 3rd Fl 10013 (Catering Establishment -Wine, Beer, Cider)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on May 9, 2023, the Applicant requested **to lay over** this application to June/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 **Italia Like Locals Inc, 171 Canal St 3rd Fl 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

14. Babak Khorrami, 29 Kenmare St 10012 (OP–Restaurant) (previously unlicensed)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on May 9, 2023, the Applicant requested **to lay over** this application to June/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 **Babak Khorrami, 29 Kenmare 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. Mad for Chicken Time Square LLC dba Mad for Chicken, 19 Waverly Place 10003 (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 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 **Mad for Chicken Time Square LLC dba Mad for Chicken, 19 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

16. Entity to be formed by 224 Lafayette St, 224 Lafayette St 10012 (OP–Restaurant) (DOT Open Restaurant Program – sidewalk)

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on May 9, 2023, the Applicant requested **to lay over** this application to June/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 **Entity to be formed by 224 Lafayette St, 224 Lafayette St 10012 until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the 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. Entity to be formed by Cristian Macancela dba The Original Benito One, 174 Mulberry St 10013 (OP–Restaurant) (DOT Open Restaurant Program – sidewalk, covered structure)

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on May 9, 2023, the Applicant requested **to lay over** this application to June/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 **Entity to be formed by Cristian Macancela dba The Original Benito One, 174 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 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. 357WBroadway LLC, dba Cavi-Air Cafe, 357 W Broadway 10013 (OP–Restaurant)
(DOT Open Restaurant Program – sidewalk, patio or deck)

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on May 9, 2023, the Applicant requested **to lay over** this application to June/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 **357WBroadway LLC, dba Cavi-Air Cafe, 357 W Broadway 10013** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the 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

19. Entity to be formed by Todd D. Reppert, 204-206 Elizabeth St 10012 (OP–Restaurant)
(Courtyard) *(previously unlicensed)*

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on May 9, 2023, the Applicant requested **to lay over** this application to June/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 **Entity to be formed by Todd D. Reppert, 204-206 Elizabeth St 10012** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the 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

20. Westside Museum LLC, 427 Broadway 10013 (OP–Restaurant)

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on May 9, 2023, the Applicant requested **to lay over** this application to June/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 **Westside Museum LLC, 427 Broadway 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the 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

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



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Brian Pape, *Assistant Secretary*

COMMUNITY BOARD NO. 2, MANHATTAN

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SLA LICENSING COMMITTEE 2

The SLA Licensing Committee #2 of Community Board 2, Manhattan, held a meeting at 6:30 PM on Thursday May 11, 2023, via Zoom Conferencing.

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

Committee Board Members absent with notice: B. Pape.

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

RESOLUTIONS:

1. Elmhurst 3, Inc d/b/a The Village Tavern 46 Bedford St 10014 (Existing OP-Alteration to add Exterior Sidewalk Seating)

i. Whereas, the Applicants appeared before Community Board 2, Manhattan's SLA Committee to present an application for an alteration to its existing on premise liquor license (Lic. # 1116708), to add exterior seating on the sidewalk immediately adjacent to the licensed premise, the existing Bar/Tavern having operated for years in a single-story building at the corner of Leroy and Bedford Streets in Greenwich Village, with this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the tavern/sports bar is located in a residential neighborhood (zoned R-6), has hours of operation from 12:00 PM to 4:00 AM on Saturdays and Sundays and from 4:00 PM to 4:00 AM Monday through Friday, the NYSLA has never imposed limitations on music levels at his location where music is played at entertainment levels, mostly on the weekends while sporting events are played on a large screen TVs throughout the day and night, the Applicant acknowledging that he had considered replacing the single pane windows with new windows that would provide greater sound proofing but was concerned about the landmarking review if an attempt to change the windows was made; and,

iii. Whereas, long-time residents living in the immediate area, next door and across the street from licensed premises appeared in opposition to this application, to voice numerous quality of life problems stemming from the exterior operations of the Bar, those in opposition speaking to standing patrons drinking outside on the sidewalk and around tables, the doors to the business being left open

while loud thumping music at entertainment levels is playing, including the main entrance on the corner of Bedford and Leroy, and a service door at the rear of the licensed premise on Leroy Street, the music escaping on the weekends and at night when the bar is at peak and/or over-capacity, causing many to congregate and hang out on the sidewalk, with the assigned security being incapable of maintaining order at the doorway or on the sidewalk; and,

iv. Whereas, the bar-like atmosphere on the exterior surrounds creates unreasonable and significant intrusions on those living in the immediate area, and was greatly exacerbated with the implementation of temporary Open Restaurants program which has permitted sports bars like this one to pursue outdoor seating despite a method of operation not designed for the service of meals but rather one focused solely on the consumption of alcohol, to move outside even though that was never permitted previously; and,

v. Whereas, as a result of the numerous improprieties by the licensee in October/2021, fines were levied against the Business by the New York State Liquor Authority for a sustained pattern of noise/disorder and a failure to supervise, establishing an adverse history, the Licensee not contesting the charges, and paying the fines preventing the residents in the area from presenting the extent of the improprieties; and,

vi. Whereas, despite such improprieties, fines and sanctions imposed, the NYSLA still permitted the Licensee to operate on the exterior up until 9:00 PM after the Licensee took remedial measures only after the charges were levied, removing the TVs from the sidewalk, and adding additional security to prevent loitering, in light of New York City's failure to implement proper guidance and/or to enforce rules to its temporary program, which has continued despite the Covid Pandemic having ended, the tavern/bar's interior being open to capacity for the last two years; and,

vii. Whereas, due to the problems advanced, the Licensee agreed to a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the "Method of Operation" for its future operations of its existing On Premise Liquor License, with those stipulations as follows:

1. Will operate as a bar/tavern.
2. The hours of operation will be Monday to Friday 4:00 PM to 4:00 AM and Saturdays and Sundays from 11:00 AM to 4:00 AM.
3. Will not install or have French doors, operable windows or open facades.
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 on Leroy Street only, leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than 4 two-top tables and 8 patron seats arranged with chairs/tables placed immediately adjacent to storefront. No roadbed seating.
5. All exterior seating will be for seated patrons only, two patrons per table only, no standing and all service of alcohol will be from wait staff
6. All exterior seating will close no later than 9:00 PM every night. All tables and chairs will be removed at this hour. No exterior music, speakers or TVs.
7. No patron use/egress in/out of rear side door on Leroy Street.
8. Will close all existing doors & windows at all times except for patron/wait staff egress.
9. Will not build or erect structure on sidewalk.

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 “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
12. 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.
13. Will not place cones, ropes or chains on sidewalk EXCEPT that a rope not longer than twelve (12) feet may be used for security purposes to maintain order if the number of patrons on line waiting to enter the interior licensed premises requires it.
14. Will have security located outside for crowd control into and out of licensed premises, and to maintain doors in closed position.
15. It will appear before CB2, Manhattan for an alteration to its license prior to submitting plans for permanent sidewalk or roadbed seating.
16. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an alteration to an existing license for **Elmhurst 3, Inc d/b/a The Village Tavern 46 Bedford St 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA On Premise License.

Vote: Unanimous in favor (5-0)

2. Kinzan Omakase Inc. 10 Downing St aka 259 Sixth Avenue (middle storefront) 10014 (New TW)

- i. **Whereas**, the Applicant and the Applicant’s Representative appeared before Community Board 2, Manhattan’s SLA Committee to present an application to the NYS Liquor Authority for a new Tavern Wine Liquor License to operate a family sushi restaurant in a ground floor storefront located within a seven-story residential building on Sixth Avenue between Downing and West Houston 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 previously operated in the past as Clover Grocery and Café, a high end grocery shop with a take-out fare component, with a beer and wine license, the interior storefront being 800 sq. ft. storefront with access to 200 sq. ft. basement, the basement being for storage purposes only and not for patron service, where there will be no full service kitchen, the interior consisting of 1 large sushi bar with 14 seats, 3 tables with 6 additional patron seats for a total indoor seated patron seating occupancy of 20 persons, the storefront infill being fixed without operable windows or French doors, with one patron entrance on Sixth Avenue, no TVs, and 1 patron bathroom; and,

iii. **Whereas**, the hours of operation will be Sunday to Saturday from 12:00 PM to 12:00 AM, there is no service of alcohol to any ancillary exterior areas, music will be quiet recorded background only; 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 Tavern Wine Liquor License, with those stipulations as follows:

1. Will operate a family style sushi restaurant, with full menu available until closing every night.
2. The hours of operation for the service of alcohol will be Sunday Saturday from 12:00 PM to 12:00 AM.
3. Will not install or have French doors, operable windows or open facades.
4. All doors and windows will be closed at all times.
5. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
6. 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.
7. It will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
8. Will not have 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.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant On Premises Liquor License to **Kinzan Omakase Inc. 10 Downing St aka 259 Sixth Avenue (middle storefront) 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 Tavern Wine License.

Vote: Unanimous in favor (5-0)

3. Temiani LLC dba Champion Pizza, 2 West 14th St, New York, NY 10014 (New RW; Previously Unlicensed Location)

i. **Whereas**, the Applicant and the Applicant's Representative appeared before Community Board 2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for a new Restaurant Wine Liquor License to operate a pizzeria in a seventeen-story commercial building on West 14th Street at the corner of Fifth Avenue in Greenwich Village; and,

ii. **Whereas**, the storefront proposed to be licensed was previously operated as a pizzeria, albeit without a liquor license, and has never previously been occupied/operated with the service of alcoholic beverages, the interior storefront being 1100 sq. ft., with cellar access, the basement being for storage purposes only and not for patron service, there will be a pizza oven but not a full service kitchen, with 1 food counter, 10 interior tables with 20 patron seats for a total indoor seated patron seating occupancy for 20 persons, the storefront infill being fixed without operable windows or French doors, and 1 patron bathroom; and,

iii. **Whereas**, the hours of operation will be Sunday to Saturday from 10:00 AM to 4:00 AM, but the service of alcohol will end by 12:00 AM every night, there is no service of alcohol to any ancillary exterior areas, music will be quiet recorded background only; 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 Tavern Wine Liquor License, with those stipulations as follows:

1. Will operate a pizzeria with the kitchen open and the full menu available until closing every night.
2. The hours of operation for the service of alcohol will be Sunday to Thursday from 10:00 AM to 12:00 AM every day/night, from Saturday to Sunday.
3. Will not install or have French doors, operable windows or open facades.
4. All doors and windows will be closed at all times.
5. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
6. 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.
7. It will play quiet ambient recorded background or live acoustical music (weekends only). No music will be audible in any adjacent residences at any time.
8. Will not have 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.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a new Restaurant Wine Liquor License to **Temiani LLC dba Champion Pizza**,

2 West 14th St 10014 unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA Restaurant Wine License.

Vote: Unanimous in favor (5-0)

4. D6 Hospitality Inc. dba TBD, 61 Grove St Store West 10014 (New OP - Restaurant)

i. Whereas, the Applicants 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 in a parlor floor level storefront located within a five-story residential building (circa 1900) on Grove Street between 7th Avenue and Bleecker Streets in Greenwich Village, with this building falling within NYC LPC’s designated Greenwich Village Historic District; and,

ii. Whereas, the premises proposed to be licensed was previously operated in the past with a similar method of operation as a full service restaurant (Hakata Ton Ton), the interior storefront is 950 sq. ft. (680 sq. ft. main floor and 270 sq. ft. ancillary basement used for storage), with kitchen in the rear, 11 tables with 22 patron seats, one (1) stand up bar with 10 additional seats for a total indoor seated patron occupancy of 32 persons, there is one (1) patron entry and one (1) patron exit on Grove Street, and two (2) patron 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 will be Sunday to Wednesday from 10:00 AM to 12:00 AM, Thursday through Saturday from 10:00 AM to 1:00 AM, music will be quiet, ambient recorded background only; there will be no DJ’s, no promoted events, or scheduled performances, no cover fees, and 1 television; there will be a sidewalk café with two (2) tables and four (4) patron seats on Grove Street only, there will be no roadbed dining or other exterior area for the 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 the kitchen open and the full menu available until closing every night.

2. The hours of operation will be Sunday to Wednesday from 10:00 AM to 12:00 AM and Thursdays through Saturdays from 10:00 AM to 1:00 AM.

3. The premise 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 seating operating under the temporary Open Restaurants program limited to storefront frontage width on Grove Street, with no more than two (2) tables and four (4) patron seats arranged with chairs/tables placed immediately adjacent to storefront. No roadbed seating.

5. Exterior seating will close no later than 10 PM Sunday to Thursday and 11 PM Fridays and Saturdays. All tables and chairs will be removed at this hour. No exterior music, speakers

6. Will play quiet ambient recorded background only. No music will be audible in any adjacent residences at any time.

7. Will not install French doors, operable windows or open facades.

8. Will have no more than one (1) television.

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. Will not build or erect a structure on the public sidewalk.

13. 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, the method of operation being similar to what has been licensed and operated at the same location in the past, the Applicant’s agreed upon stipulations satisfying the local block association and others living in the area who appeared, the public interest standard being satisfied 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 **D6 Hospitality Inc. dba TBD, 61 Grove St Store West 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 (5-0)

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

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

ii. **Whereas**, the Applicant has been operating a pizzeria at this location since 2020, including serving pizza by the slice, with a significant delivery service, the method of operation being as a pizzeria selling pizza by the slice and by the whole pie, the Applicant proposing to incorporate a

bartender and full bar for mixed drinks and classic cocktails, operating also as a speak easy type establishment behind the existing pizza counter; and,

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

iv. **Whereas**, in light of these concerns, the Applicant built a makeshift barrier in the middle of the narrow hallway, without architectural drawings, leading to the bathroom in the rear, while at the same time acknowledging that the pizza counter still blocks access to the rear of the premises, there also being no signage displayed within the business which identifies access to a patron bathroom located in the rear beyond the counter, much less safe and proper egress/access to one; and,

v. **Whereas**, the existing pizzeria is very small with only a narrow counter running along a wall inside the licensed premises designed for standing patrons and without seats, with the interior also having 4 tables and 12 patron seats; the Applicant and Licensee also operates a roadbed shed with 4 tables and 12 seats, albeit without waitstaff service for the service of alcohol; and,

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

vii. **Whereas**, this is the second application for an on premise license at this location, the first application having been presented in July/2022, the resolution and recommendation from CB2 Man. to deny an on premise liquor license at this location, the instant application being similar if not the same as the previous one, there being questions raised again about the Applicant not meeting the basic requirement of having an accessible patron bathroom for its own patrons, a pizzeria not being appropriate method of operation for the service of spirits via open bar/pizza counter with no seating, the interior premises being too small with limited seating, causing a bar like atmosphere where there is standing room only, it not being made clear how the service of pizza will co-exist with the service of spirits and mixed drinks, this particular location having never been licensed with an on premise license previously, the particular area where the license is being sought is already greatly saturated with late night drinking establishments and bars, there being 74 active liquor licenses within 750 feet of this particular location, and 6 pending licenses, this immediate side of Christopher Street being overwhelmed by 5 existing liquor licenses, with many small storefronts being systematically displaced by businesses holding liquor licenses; and,

viii. **Whereas**, this application being subject to the 500 foot rule requiring the Applicant to demonstrate that the public interest and public convenience would be served by the granting of a liquor license in this area and at this location, there being significant objections raised in this application in the past and currently; and,

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

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

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

Vote: Unanimous in favor (5-0)

6. 78 5th Avenue Kafeneio Inc. dba Ariston Flowers & Cafe, 78 5th Ave 10011 (New OP-Flower Shop with Ancillary Café)

i. Whereas, the Applicants and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application to the NYS Liquor Authority for a new On Premise Liquor License to operate a retail flower shop with ancillary café in the rear within a ground floor storefront in a ten-story mixed-use building (c. 1900) on Fifth Avenue between West 13th and West 14th Streets in Greenwich Village; and

ii. Whereas, the ground floor and mezzanine storefront proposed to be licensed was previously operated as Hu Kitchen, a cafeteria style restaurant operating with a beer and wine license, with the location having never previously been licensed with an on premise license for the service of spirits; and,

iii. Whereas, the storefront is approximately 3,600 sq. ft., consisting of a 2600 sq. ft. ground floor and 1000 sq. ft. mezzanine, connected by an interior stairway, no basement, the ground floor in the front consisting of a retail flower shop, with flower displays, service counter and refrigerators for the cold storage of flowers; the back half of the ground floor premises being an open café space without a kitchen, where there is a counter selling lite fare, premade sandwiches, coffee and pastries, with 10 tables with 20 patron seats, and an additional 7 tables and 14 seats on the mezzanine level for a total seated patron occupancy of 44 patron seats; the premises has one (1) door which serves as patron ingress and egress and two (2) bathrooms; and

iv. Whereas, the proposed hours of operation are from 9:00 AM to 12:00 AM on Sundays, 7:30 AM to 12 AM Mondays and Tuesdays, from 7:30 AM to 1:00 AM Wednesdays and Thursdays, from 7:30 AM to 2:00 AM Fridays and from 8:00 AM to 2:00 AM on Saturdays, music for the interior will be background only without dancing, DJs, live music, promoted events, no scheduled performances or cover fees; and

v. **Whereas**, this Applicant has little to no experience operating a eating/drinking establishment and has not previously operated a business with a liquor license, the Applicant indicating that there will be two separate businesses operating in the same space, with retail flower shop and café during the day, with the café transforming into a late night drinking establishment focused on the service of spirits after the flower shop closes; and,

vi. **Whereas**, this application being subject to the 500 foot rule requiring the Applicant to demonstrate how public service and public convenience would be served by the granting of a liquor license at this location, the method of operation proposed is that of a late night drinking establishment with limited food component without a kitchen, that Applicant is not interested in a Tavern Wine license which would be more appropriate for an ancillary café annexed to a retail flower shop, the immediate area already containing 34 active liquor licenses and 3 pending licenses within 750 feet of the location proposed to be licensed, the transformation of a dry retail space with operations closing at 7:00 PM to an establishment focused on drinking alcohol in a bar-like atmosphere until 2:00 AM being significant, with this location having never previously holding an on premise liquor license or being a late night drinking establishment; and

THEREFORE, BE IT RESOLVED that CB2, Manhattan recommends **denial** of the new on premise liquor license application for **78 5th Avenue Kafeneio Inc. dba Ariston Flowers & Cafe, 78 5th Ave 10011**; and

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

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

Vote: Unanimous in favor (5-0)

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

7. **Whitney Museum of American Art and Hudson Yards Catering LLC d/b/a Whitney Museum; Whitney Café; Studio Bar, 99 Gansevoort St 10014** (Alteration to Existing OP Art Museum) (laid over to June/2023)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 11, 2023 the Applicant sought more time and requested **to lay over** this application to June/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 **Whitney Museum of American Art and Hudson Yards Catering LLC d/b/a Whitney Museum; Whitney Café; Studio Bar, 99 Gansevoort 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

8. Golden Age Hospitality LLC, 260 6th Ave 10014 (OP-Restaurant) (DOT Open Restaurants Program-Sidewalk) (withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 11, 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 **Golden Age Hospitality LLC, 260 6th 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

9. Business of Hospitality LLC, 87 7th Avenue South 10014 (OP-Restaurant) (DJ) (Live Music-acoustic and ambient live music) (DOT Open Restaurants Program) (withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 11, 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 **Business of Hospitality LLC, 87 7th Avenue South 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. Sabor Argentino Corp, d/b/a Sabor Argentino, 57 7th Ave South 10014 (Class Change-RW to OP-Restaurant) (DOT Open Restaurants Program-Sidewalk) (withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 11, 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 **Sabor Argentino Corp, d/b/a Sabor Argentino, 57 7th Ave South 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. Hudson River Rice LLC dba Glaze, 350 Hudson St 10014 (RW-Restaurant) (previously unlicensed) (laid over to June/2023)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 11, 2023 the Applicant sought more time and requested **to lay over** this application to June/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 **Hudson River Rice LLC dba Glaze, 350 Hudson 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. RH NY Guesthouse LLC & RH NY Guesthouse F&B LLC dba RH, 55 Gansevoort St 10014 (OP-Hotel with Restaurant) (Update cellar's opening hour to 11 a.m.) (DJ, Live Music – full buyouts) (Rooftop) (DOT Open Restaurant Program – sidewalk café) (laid over to June/2023)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 11, 2023

the Applicant requested **to lay over** this application over to June/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 **RH NY Guesthouse LLC & RH NY Guesthouse F&B LLC dba RH, 55 Gansevoort 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. Ceppone Foods Inc dba Ceppone's, 11 Abingdon Square 10014 (RW-Restaurant) (DOT Open Restaurant Program) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 11, 2023 the Applicant requested **to lay over** this application over to May/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 **Ceppone Foods Inc dba Ceppone's, 11 Abingdon Square 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. Tomo Omakase Inc, 11 Barrow St 10014 (TW-Japanese Omakase) (laid over to June/2023)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 11, 2023 the Applicant requested **to lay over** this application over to May/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 **Tomo Omakase Inc, 11 Barrow 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

15. JJW Lavaux LLC d/b/a The Lavaux Swiss Wine and Fondue Bar, 630 Hudson St 10014 (Class Change-TW to OP-Bar/Tavern) (failed to appear)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 11, 2023 the Applicant failed to appear and provided no communication seeking to adjourn, layover this application or explaining their non-appearance before CB2 Man.; and,

Whereas, the local block association and community members appeared in opposition to this application, objecting to use of an outdoor speaker playing intrusive music onto the sidewalk, operating a roadway structure providing dining to patrons that requires anyone seeking to access that structure to cross over a designated bicycle path, and the placement of exterior seating within the amenity zone running along the curb where outdoor seating has never been permitted; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA deny any type of proposed on-premises liquor license for **JJW Lavaux LLC d/b/a The Lavaux Swiss Wine and Fondue Bar, 630 Hudson St 10014** until this Applicant appears and present their application before CB2 Man.; and

THEREFORE, BE IT FURTHER RESOLVED that CB2, Manhattan 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. ReBoot West Village LLC, 101 7th Ave South 10014 (RW-Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 11, 2023 the Applicant requested to lay over this application over to June/2023 despite stating that they will be submitting this application to the NYSLA for consideration prior to returning to CB2 Manhattan in June/2023; and,

Whereas, this application was previously heard by CB2 Manhattan in 2020, and a set of stipulations were agreed to and executed by this Applicant; and,

Whereas, a new set of updated stipulations were provided to the Applicant consistent with the prior agreement, and those stipulations are as following:

1. Premises will be advertised and operated as a casual pizza restaurant.
2. The hours of operation will be 11:30AM to 11:00PM Sunday through Tuesday, 11:30AM to 12:00AM, Wednesday, 11:30AM to 2:00AM Thursday, and 11:30AM to 4:00AM Friday and Saturday.* No patrons will remain after stated closing time.
3. Will operate with less than a full service kitchen, but will serve food during all hours of operation.
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 have no more than one (1) television no larger than 42". There will be no projectors.
6. Will not operate a backyard garden or any outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Temporary Open Restaurants program.
7. Will abide by all NYC Open Restaurants regulations.
8. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will close all doors and windows at 9:00PM every night.
10. Will not install or have French doors, operable windows, or open façades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
17. Will abide by all NYC Open Restaurants regulations.

* The hours of operation noted above are different from the permitted hours of operation for the service of alcohol. All Alcohol sales shall end by 2:00AM sharp on Friday and Saturday. No patrons will be served alcoholic beverages after 2:00AM on Friday and Saturday.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the Restaurant Wine license for **ReBoot West Village, LLC d/b/a Two Boots West Village, 101 7th Ave. So. 10014**, unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA License.

Vote: Unanimous in favor

Respectfully submitted,

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

DRAFT

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

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QUALITY OF LIFE COMMITTEE

May 2023

The Quality of Life Committee of Community Board #2, Manhattan held its monthly meeting on Monday, May 1st, 2023, at 6:30 p.m. via Zoom.

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

Public Members Present: Johanna Lawton, Karen Eckhoff

Other CB2 Members Present: Carter Booth

Street Activity Applications

1. 5/5/23 (Setup Date & Start Date)-5/6/23 (End Date & Breakdown Date) – Supergoop Relaunch Event at 32 Jones St. (sponsor: AGENC, Inc.), Jones St. bet. Bleecker & West 4th) [curb lane & partial sidewalk use]

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

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of Supergoop Relaunch Event at 32 Jones St.

Vote: Adopted unanimously.

2. 5/6/23 – Fever Tree Beverage Sampling – NYFTA – Lafayette St. (sponsor: NYFTA, Inc.), Bleecker St. bet. W. 11th & Bank St.) [curb lane only]

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

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of Fever Tree Beverage Sampling – NYFTA – Lafayette St.

Vote: Adopted unanimously.

**3. 5/11/23 (Setup Date & Start Date) – 5/23/23 (End Date & Breakdown Date)
NYCxDDesign Meatpacking (sponsor: Meatpacking District Management
Association), Gansevoort St./13th/Gansevoort Pedestrian Plaza) [full]**

Whereas, the Meatpacking District Management Association is asking to maintain a permit for a planned event by NYCxDDesign and instead use it for an event sponsored by Village Preservation; and

Whereas, the planned Village Preservation event is centered around the Levi Strauss jeans brand and how the history of the brand ties into Village history and the history of immigrant labor, with around 200 expected guests; and

Whereas, the event will take place on Friday, May 19th, from 2-3:30 PM, with set-up from 1:30-2 PM; and

Whereas, the event will be full staffed by Village Preservation volunteers, and will consist of an informational table as well as acoustic music and minimal amplified sound; and

Whereas, the event will not feature food and drink; and

Whereas, the event will maintain existing seating for the public on the plaza; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of NYCxDDesign Meatpacking (as amended), **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.

- 4. 5/18/23 – Venus (sponsor: Sweeter), Lafayette St. bet. Spring & Broome Sts. [curb lane only]**
- 5. 5/20/23 – Venus II (sponsor: Sweeter), Broadway bet. E. Houston & Prince Sts. [curb lane only]**

Whereas, shaving brand Venus and stationery/paper brand Rifle Paper are seeking to partner with Sweeter to stage a promotional activation featuring an ice cream truck over two days at two different locations within Community District 2; and

Whereas, the ice cream truck will measure approximately 24' bumper-to-bumper and will be branded with a floral pattern and with fresh flowers on the exterior; and

Whereas, the applicant expects to give out approximately 500-700 servings of free ice cream each day of the activation, provided by partner Gelato New York based in the Bronx; and

Whereas, the applicant plans to have on-site waste receptacles and to cart out all waste; and

Whereas, at each location, the applicant expects to park the truck at the curb lane from 9 AM to 7 PM; and

Whereas; the event will not feature amplified sound; and

Whereas, the first proposed parking location, on May 18th, is on Lafayette between Spring and Broome, in front of the restaurant Jack's Wife Freda; and

Whereas, board and community members raised a number of concerns about this specific location, noting Jack's Wife Freda's typically crowded sidewalk café, as well as the fact that this location is on an Open Street, and expressed concerns about crowding and blocking of the sidewalk; and

Whereas, additional concern was raised about the possibility of litter in nearby Petrosino Square, to which the applicant replied that they would do a walkthrough of the park to pick up any litter left there; and

Whereas, the second proposed parking location, on May 20th, is on Broadway between East Houston and Prince Streets; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Venus and Venus II**, **provided that** the applicant move the first parking location further south down the block of Lafayette between Spring and Broome, and **further provided that** the application conforms with all applicable laws, rules, and regulations—including any and all COVID related orders and/or restrictions—and clearance requirements.

Vote: Unanimous with 1 recusal (Z. Roberts).

6. 5/18/23 (Setup Date), 5/19/23 (Start Date) – 5/21/23 (End Date & Breakdown Date)
Claw on Broadway (sponsor: Deciem), W. Broadway bet. Spring & Prince Sts.
[partial sidewalk closure]

Whereas, the applicant is seeking a permit for a partial sidewalk closure in expectation of a potential line for an in-store event at the Deciem store on Broadway; and

Whereas, the only “activation” of the sidewalk will be a small sample table with giveaways to attendees as they enter the store, and with no amplified sound outside of the store; and

Whereas, the applicant expects a few hundred attendees over the course of the day, and plans to hire security officers to help with flow and line management; now

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

Vote: Unanimous with 1 recusal (Z. Roberts).

**7. 5/20/23 – Krewe Crawfish Boil (sponsor: RST Security Consulting, LLC)
Gansevoort St. bet. Washington St. & 9th [requesting sidewalk & limited street
access for indoor event happening at KREWE]**

Whereas, eyewear company Krewe, with its flagship location in Meatpacking, is seeking to close the block of Gansevoort Street between Washington Street and 9th Ave. in order to hold an outdoor Crawfish boil; and

Whereas, the event is expected to fence off a portion of Gansevoort Street in front of and adjacent to the Krewe store, with security checking tickets and IDs upon entry; and

Whereas, the applicant expects up to 500 attendees over the course of the day, with no more than 200 attendees present at any given time; and

Whereas, the applicant stated that while food will be served outside, they plan to serve alcohol inside the store within their own wine bar space, though it seems likely that wine will be taken of the store and consumed outside within the fenced off space; and

Whereas, it seemed clear to the QoL committee that there was still a significant amount of planning that had yet to be completed as of the time of the QoL meeting, with less than a month to go before the event, including the securing of a temporary SLA license and working closely with the Meatpacking BID; and

Whereas, the event presented to the QoL committee would clearly require a partial or full street closure, and not just a partial sidewalk closure, as was submitted in the SAPO application; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Krewe Crawfish Boil**.

Therefore Be It Further Resolved that should the applicant wish to hold a street event adjacent to its store in the future, CB2 recommends that the applicant undertake a more robust planning ever with relevant agencies and the Meatpacking BID further ahead of the event date.

Vote: Unanimous with 1 recusal (Z. Roberts).

**8. Distinguished Gentleman's Ride 5/21/23 – Distinguished Gentleman's Ride
(sponsor: Movember Foundation), 1) Gansevoort St. bet. Washington St. & 9th
[curb lane only]; 2) Gansevoort St. bet. 10th Ave. & Washington St. [curb lane only]**

Whereas, the Distinguished Gentleman's Ride is a recurring yearly event in New York City and other cities around the globe, featuring motorcycle riders dressed in suits and raising money to support the Movember foundation; and

Whereas, in New York City, the riders will be escorted by NYPD on their ride throughout the city, with the plan to host an event on Gansevoort Street between Washington St. and 9th Ave. following completion of the ride; and

Whereas, the event will include both motorcycle parking as well as programming in the curb lanes from 12 PM – 3 PM, with amplified sound and an awards ceremony; and

Whereas, the applicant does not plan to serve food or drink at the event, and would instead plan to direct participants to nearby restaurants; and

Whereas, the applicant has been closely coordinating with NYPD, local restaurants & business, and the Meatpacking BID in preparation for the event; and

Whereas, the event producers will recruit volunteers to clean up after the event; and

Whereas, community concern was raised over the possibility of a helicopter “following” the pack of riders during the event, to which the applicant stated that if there were to be a helicopter, it would fly over or near the Meatpacking district; and

Whereas, the applicant held a nearly identical event in 2022, with no major complaints heard from the community; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Distinguished Gentleman’s Ride**, **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.

9. 5/25/23 – Retirement Block Party for Rosalie Genevro (sponsor: The Architectural League of New York), Crosby St. bet. Prince & Jersey Sts. [full street closure]

Whereas, the Architectural League of New York, a non-profit based in Community District 2 which has been in existence since 1881, is seeking to throw a block party to celebrate the retirement of their Executive Director, Rosalie Genevro; and

Whereas, the event is expected to take place on Crosby between Price and Jersey Streets from 5:30 PM to 7:30 PM; and

Whereas, the event will feature “peanuts style” conversation clusters for attendees to discuss topics relating to climate and public space, among other things, as well as a performance artist; and

Whereas, the event will feature free food for attendees as well as amplified sound, but no live music or DJ; and

Whereas, the applicant plans to partner with Street Lab, a non-profit which sponsors pop-up activations on streets and other public spaces, to place various pieces of temporary furniture on the block; and

Whereas, the applicant has reached out to Housing Works as well as the Soho Broadway Initiative for coordination around the event, and expressed willingness to continue outreach to local residents ahead of the event; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Retirement Block Party for Rosalie Genevro**, **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.

**10. 5/31/23 (Setup Date) 6/1/23 (Start Date) – 6/3/23 (End Date) 6/4/23 (Breakdown)
High School of Fashion Industries End of Year Show (sponsor: Meatpacking
District Management Association), Gansevoort St./13th/ Gansevoort Pedestrian
Plaza [full]**

Whereas, the High School of Fashion Industries, a public high school dedicated to the fashion arts and located in Chelsea, is seeking to hold their end-of-year senior showcase on the Gansevoort Plaza; and

Whereas, this event will mark the first time that the showcase is being held outside of school premises, offering the opportunity to highlight graduating student fashion designers and to attract industry professionals; and

Whereas, the event will feature a fashion show on an approximately 80' runway on the center of the Gansevoort Plaza, with around 50 chairs set up on either side of the runway; and

Whereas, the show itself is expected to begin around 7:15 PM and to last for around 15-20 minutes, with set-up earlier in the day and break-down around 8 PM; and

Whereas, the event is not expected to take up the entire plaza, with the southern part of the plaza expected to remain open and a number of chairs and “red umbrellas” to remain for public use; and

Whereas, the event is fully open to the public; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **High School of Fashion Industries End of Year Show**, **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.

**11. 6/10/23 – Bank Street Spring Block Party (sponsor: John Harris Britton), Bank St.
bet. W. 4th & Waverly Pl.]**

Whereas, the applicant did not appear on behalf of this application and the committee was

unable to hear the particulars of this event; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Bank Street Spring Block Party**.

Vote: Adopted unanimously.

12. 6/10/23 – Mulberry Event 23 (sponsor: Group Thrpy), Mulberry St. bet. Prince & E. Houston Sts. [full street closure]

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

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Mulberry Event 23**.

Vote: Adopted unanimously.

13. 6/10/23 – Textures (sponsor: The Broome Street Temple), Crosby St. bet. Broome & Spring Sts.) [full street closure but will only use half a block from 39-1/2 Crosby St. to cnr. of Broome St.]

Whereas, the applicant mentioned that this event would be rescheduled and asked to lay over the application until such time that a new date is set; now

Therefore Be It Resolved that CB2 Manhattan recommends **Textures** be **laid over** for future review once a date for the event is set.

Vote: Adopted unanimously.

14. 6/18/23 – Folsom Street East 2023 (sponsor: Folsom Street East), Christopher St. bet. Washington & West Sts. [sidewalk & street closure]

15. 6/18/23 – Folsom Street Weehawken (sponsor: Folsom Street East), Weehawken St. bet. Christopher & W. 10th [sidewalk & street closure]

Whereas, Folsom Street East seeks to hold its annual festival on Sunday, June 18th, with a similar set-up and location to last year's festival; and

Whereas, following several years of holding the festival in Chelsea, the event was moved to the Village last year on Weehawken and Christopher Streets; and

Whereas, the event will take place from 11 AM – 6 PM, with set-up beginning 6-6:30 AM; and

Whereas, the organizers are expecting a total of around 1,500 attendees spread out over the event's 7-hour time frame, with a "peak" number of attendees at any one time of around 600-800; and

Whereas, similar to last year, the event will feature beer sales, but no food sales, as the event organizers would prefer to support local restaurants; and

Whereas, the organizers are partnering with Rockbar, on the corner of Christopher and Weehawken seats, who will be playing amplified sound, but no additional amplified sound is expected; and

Whereas, similar to last year, the organizers have put together an extensive 25-page operational plan, and have engaged private security firm Securitas to provide security; and

Whereas, the entire event area, consisting of the entire block of Weehawken Street and the a portion of the northern side of Christopher Street, will be fenced off, with a double-wide emergency gate that could be used to provide emergency vehicle access and for load-in / load-out; and

Whereas, the event will partner with a handful of local non-profits who will receive proceeds from the event, including the Center as well as 2 or 3 other organizations to be identified; and

Whereas, the organizers performed extensive local outreach ahead of last year's event and plan to conduct similar outreach ahead of this year's event; and

Whereas, QoL members asked the applicant questions regarding the traffic flow on Christopher Street during the event, to which the applicant responded that NYPD might decide to direct 2-way traffic down the open half of Christopher Street, or that westbound traffic could simply directed one block further south to Barrow Street; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Folsom Street East 2023 and Folsom Street Weehawken, 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.

Therefore Be It Further Resolved that CB2 Manhattan applauds and supports the applicant's plan to conduct extensive outreach to neighbors ahead of this year's event.

Vote: Adopted unanimously.

16. 6/21/23 – SUPERPLASTICS EXPERIENCE (sponsor: Sharon Marie Miller), 1) Prince St. bet. Bowery & Elizabeth St. [curb lane only]; 2) Elizabeth St. bet. Prince & E. Houston St. [sidewalk & curb lane closure]

Whereas, collectibles brand Superplastic plans to hold an in-store event in partnership with Mercedes-Benz at its Prince Street store on Wednesday, June 21st, from 2-8 PM, and is seeking a curb lane closure for a few outdoor elements tied to this event; and

Whereas, these outdoor elements include a Mercedes-Benz vehicle parked in the adjacent curb lane, which event attendees can temporarily sit inside for a listening experience, and an 8-foot tall statue on the sidewalk outside of the store; and

Whereas, the event will not feature amplified sound, and will include security on site both inside and outside of the store; and

Whereas, the organizers expect a maximum of 75-100 attendees at the event; and

Whereas, CB2 members recalled that there had been significant congestion and amplified sound surrounding an event at the store last year, though the applicant responded that this had been put on by a different production company and that this year's event would be lower-impact; and

Whereas, CB2 members also raised the fact that there is a bike lane, not a curb lane, on the north side of Prince Street where the applicant intended to park the Mercedes vehicle, to which the applicant responded that they should be able to park the Mercedes around the corner on Elizabeth Street; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **SUPERPLASTICS EXPERIENCE**, **provided that** the Mercedes vehicle be properly parked in an adjacent curb lane and not in the bike lane on the northern side of Prince Street, and **further 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.

FYI/Renewals:

17. 5/10/23 – AE Upfront Food Truck (sponsor: AE), Varick St. bet. Canal & Watts Sts. [curb lane only]
18. 6/10/23 – P.A.L. Festival (sponsor: Police Athletic League), Broadway bet. Waverly Pl. & E. 14th [full street closure]
19. 6/11/23– The LGBT Community Center Open House Block Festival (sponsor: The Lesbian & Gay Community Services Center, Inc.) W. 13th bet. 7th & Greenwich Aves. [full street closure]
20. 6/13/23 – AOSJ Family Fun Day 2023 (sponsor: United States Conference of Catholic Bishops) Washington Pl. bet. 6th & Barrow St. [full street closure]
21. 6/16/23 – Astor Alive Friday Night Cabaret (sponsor: Village Alliance) Astor Place Plaza South [full]
22. 6/17/23 – Annual Bleeker Street Festival (sponsor: Bleecker Area Merchants & Residents Assn.), Bleecker St. bet. Broadway & 6th [full street closure]
23. 6/17/23 – Youth Pridefest (sponsor: New York Knows Bureau of HIV/AIDS NYC DOHMH), Astor Pl. bet. Broadway & Lafayette St. [full street closure]
24. 6/17/23 – NYC Prides RALLY NYC (sponsor: Pride Heritage of Pride) Christopher St. bet. Greenwich & Washington Sts. outside of 154 Christopher St. [full street closure]
25. 6/17/23 – Juneteenth Gathering (sponsor: Greenwich House, Inc.), Jones St. bet. Bleecker & 4th St.-event will take place mostly in front of 16 Jones St. [full street closure]

26. 6/20/23 (Setup Date & Stat Date) – 11/21/23 (End Date & Breakdown Date) Astor Place Greenmarket Tuesday (sponsor: on the Environment, Inc. d/b/a GROWN NYC), Cooper Sq. bet. 8th St. & 3rd Ave. [sidewalk and curb lane closure]
27. 6/25/23 – Portuguese Soho (sponsor: Arte Institute Inc.) Sullivan St. between Spring St. and Prince St. [full street closure]

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

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

Vote: Adopted unanimously.

Susan Kent, *Chair*
Valerie De La Rosa, *First Vice Chair*
Eugene Yoo, *Second Vice Chair*



Antony Wong, *Treasurer*
Amy Brenna, *Secretary*
Mark Diller, *District Manager*

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LANDMARKS COMMITTEE

MAY 2023

The Community Board 2, Manhattan Landmarks and Public Aesthetics Committee held its monthly meeting on May 11, 2023 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, Bo Ricobono

Board Members Absent with Notice: None

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

Public Members Absent with notice: None

Board members Present: William Benesh

Committee Guests: Dena Tasse-Winter (Village Preservation).

1. *Various locations in Soho – Application is to install non-standard pedestrian ramps compatible with the pavement in the landmark district with granite paver crosswalks at:

- 6th Ave. and King St.
- Prince St. & Wooster St.
- Spring St. & Greene St.
- Grand St. & Mercer St.
- Prince St. & Mercer St.
- Greene St. & Prince St.
- Charlton St. & 6th Ave.
- Broome St. & Greene St.
- Broome St. & Mercer St.
- Grand St. & Wooster St.
- Prince St. & Macdougall St.

Whereas:

A. The hearing is to request support for the installation of ADA compliant pedestrian ramps at various locations in the SoHo historic district that use materials that are harmonious with the historic pavements; and

B. The proposed materials and designs are in keeping with the existing pavement materials; and

C. Concern was expressed by the Committee and in testimony from the public that the size of certain slabs and the foundation materials be durable, and this concern arose from observing the deterioration of paving material and ramps in the neighborhood; now

Therefore be it resolved that CB2, Man. recommends **approval** of the design for ADA-compliant pedestrian ramps in materials harmonious with the historic pavement at various locations in the SoHo historic district.

Unanimous

2. *270 Lafayette St. – Application is to install a new storefront infill at two storefront bays on the Lafayette St. facade and two storefront bays along the rear Crosby St. facade.

Whereas:

A. The current condition with two bays on Lafayette Street and two bays on Crosby Street shows no historic material; and

B. The proposed design on Lafayette Street has a principal entrance in bronze color painted steel and glass entrance and show windows with a spandrel with a halo lit modest lettering above to mask a roll down security gate and a transom above; and

C. The adjacent window has a similar treatment with an opaque window to mask an interior stair; and

D. There is a white, 24” diameter non-illuminated clock sign on a pier that is in keeping with the building and historic photographs were shown depicting similar historic signs in the district; and

E. The two bays on Crosby Street have similar sleek design with a modest bulkhead that lacks the more utilitarian appearance associated with a service street, especially with the removal of the high bulkhead, and has a large air exchange vent over the windows in one bay; and

F. There was comment from members of the public; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the Lafayette Street infill and clock sign; and

B. **Approval** of the Crosby Street infill provided that it be modified have a more industrial appearance including retention of the high bulkhead and that an effort be made to diminish the visual weight of the vents.

Unanimous

3. *52 Charles St. – Application is to construct a rear-yard addition and a small rooftop addition.

Whereas:

- A. The house is one of a row of five, which have, for the most part, retained their original appearance; and
- B. The facade retains its historic design and will be restored; and
- C. The rear facade and rooftop are clearly visible from 7th Avenue South across a one-story building; and
- D. A rear facade extension is aligned with the approved extensions on adjacent houses to the west, the visible top floor retains the tripartite punched window design of the original rear facade and a small portion of the bay window on the floor below are visible and not objectionable; and
- E. The rear facade fenestration on the bottom two floors is large steel multi-pane windows; and
- F. The bay window on the third floor is two feet deep and interrupts the facade and is visible from 7th Avenue South; and
- G. The rooftop addition is modest with no visibility from Charles Street and visible from 7th Avenue South and is in keeping with the roofscape along the row and not objectionable; and
- H. Mechanical equipment is on the roof toward the front and is not visible; and
- I. The highly visible rear safety railing is an unwelcome modern design with steel cables where a simple dark steel railing would be more harmonious with the building; and
- J. The cellar is to be excavated two feet; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the front facade restoration; and
- B. **Approval** of the rear facade design and windows provided that the depth of the bay window is considerably reduced; and
- C. **Approval** of the rooftop addition; and
- D. **Denial** of the modern design roof railing and recommends in its place a simple steel railing typical to similar houses in the district.
- E. **Approval** of the cellar excavation, provided that care is taken not to endanger the building or the neighboring buildings.

Unanimous

4. Proposed revisions to the Landmarks Preservation rules that permit LPC staff to approve certain applications. (This is a report of the discussion and forms the basis for the Board's testimony at the Landmarks Commission hearing on the matter.)

5. Proposal by the Mayor for cooperation between the Landmarks Preservation Commission and the Department of Buildings to ensure the safety and preservation of venerable landmarked buildings.

The Committee will keep abreast of the progress of the program and report to the Board in due course.

Report on the discussion of the proposal for cooperation between the Landmarks Preservation Commission and the Department of Buildings to ensure the safety and preservation of venerable landmarked buildings.

(This is a report and of the discussion does not require approval.)

Mayor Adams has proposed a program to establish cooperation and coordination between the Landmarks Preservation Commission (Landmarks) and the Department of Buildings (Buildings) to ensure the safety and preservation of landmark buildings that are in danger because of neglect or improper structural work. This can be relevant within the context of either one subject building (14 Gay Street is an example in the CB2 district) or within the context of negative impact on a neighboring building (as in 10 Fifth Avenue).

The goal is that vulnerable buildings are identified and remedial steps are taken to avoid their sinking into a state that demands demolition. At the moment there is little information about program details such as reporting requirements, inspections, and what responsibility the two agencies and others, such as the Fire Department, would have.

A detailed review will be carried out when details on which to comment and pose questions is available.

The following questions have been identified thus far:

1. What are the procedures for identifying buildings in need of attention?
2. What are the responsibilities of Landmarks and Buildings?
3. Is the highly imperfect current practice of relying on public reporting to be augmented in a meaningful way?
4. Is there sufficient expert staff and budget in each agency to carry out the program effectively?

(The Committee will consider this matter again when there is more detailed information from the Mayor's office and the agencies.)

Comments on Proposed Landmarks Commission Rules CB2 Manhattan Community Board

The Committee has reviewed the proposed revisions to Landmarks Rules. There is concern about the several changes that remove consideration of visible aspects of proposed work from public review before the Community Board Landmarks Committee, allowing these decisions to be made at LPC staff level without community board and public comment.

Together, members of the Committee, and the public are uniquely equipped to make the subjective, nuanced evaluations that ensure that the Commission has the best recommendations on which to make its decisions.

Areas of consideration which the Board recommends remain for public hearing before the Community Board Landmarks Committee are those that, in almost all of these instances, require a site visit in order to make a detailed, informed recommendation. These areas are:

Signage

LED Screens - The Landmarks Committee held a public forum on the proposed rule changes. In the view of the Committee and in the considerable public testimony, LED screens should be banned in landmark areas. They are seen as an intrusion and a distraction. The proposed amendments regard the size of the screen and its placement as the only aspects that can be regulated. Equally important are screen content, brightness, animation, hours of operation and the visually aggressive intrusion on historic buildings and neighborhoods created by LED screens. The amendments are silent on these aspects. For these reasons, whatever regulations about the size of screens and placement are determined, it is essential that each application be seen in a public review.

Painted Wall Signs - Each wall sign evaluation must be based on the individual situation and in almost all instances there are subjective decisions to be made, even within the existing guidelines. We have frequently reviewed cases where, though the existing rules and mathematical formula are followed in the application, the effective visible area of the wall may be considerably less than the actual size of the wall, requiring an adjustment in the size of the sign and its distance from the front facade.

Decals and Storefront glazing attached lettering, dimensional signs on glazing - Decals and lettering attached to glazing are highly visible, and their design, placement and density require detailed review in each application in the context of the streetscape.

Interior neon, LED strips intended to imitate neon, internal illuminated other assertive signs and non-illuminated interior signs - These clearly impact the building itself and the streetscape and should be seen in a public review.

Adjusting the cumulative impact assessment for overall signage - An assessment of the aggregate effect of the expansion of assorted screens and other proposed sign types addressed in the regulations, certainly require public review.

Grey Scale Vinyl Covering - We assume that the grey scale description means that this is to serve essentially the same purpose as frosted glass and that advertising is not permitted and therefore is appropriate for staff review. The grey- scale vinyl covering of “back of house” activities seems vague, and does not seem to explicitly prohibit advertising on the vinyl.

This would seem to be useful and permitted only if it serves the purpose and appears similar to frosted glass which is commonly seen and the vinyl coverings are clearly a less expensive and an easily reversible method.

HVAC equipment, Solar Panels, rooftop additions - These require careful, evaluation site by site and familiarity with the neighborhood and streetscape. Site visits, especially when there are mockups to be considered, are essential to making informed decisions. There is special concern about solar panels visibility in residential neighborhoods. Our concern in no way implies aversion to solar technology, but merely seeks to include our voice in determining placement when there are visibility issues to preserve the integrity of historic districts and buildings.

Respectfully submitted,

Chenault Spence

Chair, Landmarks Committee



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EXECUTIVE COMMITTEE

The Executive Committee of Community Board 2/Manhattan, met on Tuesday, May 16, 2023, via the Zoom videoconference platform. The meeting was called to order at 6:30PM by Chair Susan Kent.

Executive Committee Members Present: Susan Kent (Chair), William Benesh, Katy Bordonaro, Richard Caccappolo, Valerie De La Rosa, Robert Ely, Mar Fitzgerald, Ivy Kwan Arce, Jeannine Kiely, Donna Raftery, Shirley Secunda, Chenault Spence, Antony Wong, and Eugene Yoo.

Committee Members Absent with Notice: Susanna Aaron, Amy Brenna, Patricia Laraia.

Other Board Members Present: Carter Booth, Ritu Chattree, Susan Gammie, Michael Levine, Daniel Miller, Brian Pape, Frederica Sigel, Dr. Shirley H. Smith, and Susan Wittenberg.

Also Present: Joanne Graney, Architect for the 515 Canal Street Project

Community Members Present: Pete Davies, Celeste Leon, Darlene Lutz, Natasha M, Lynn Pacifico, and Jeffrey Rowland.

515 Canal Street - Application for a Revocable Consent for ADA Lift and Landing Replacement

The Executive Committee considered an application for a revocable consent to replace an existing pair of metal landings for access to the main entrance to the subject building, with stairs and hydraulic lifts leading to the two landings, with replacement landings, stairs and lifts.

Because the footprint of the replacement landings, stairs and lifts will be slightly larger than the existing condition, a new revocable consent from the Department of Transportation is required.

The Committee reviewed plans, elevations and renderings of the existing and proposed conditions. The Committee also heard from Joanne Graney, architect for the project.

The Committee considered the materials, configuration and design of the existing and proposed structures, as well as the impact of the proposal on the width of the sidewalk available for pedestrians.

After deliberation, the following resolution was adopted and referred to the Full Board.

RESOLUTION

1. Whereas this application seeks a revocable consent to occupy an incremental additional portion of the sidewalk on the Greenwich Street façade of the condominium residential building with an address of 515 Canal Street.
2. Whereas the existing condition consists of a pair of metal landings providing access to entrance doors to the residential building on the Greenwich Street elevation, with metal stairs leading to the landing from the south, and a metal outdoor hydraulic lift providing access to the landing for the disabled and mobility challenged.
3. Whereas the proposal seeks to replace the metal landing, stairways, and hydraulic lifts substantially in kind, with the stairs to the north and south on opposite ends of their respective landings, and with hydraulic lifts that include glass panels enclosed in metal frames.
4. Whereas in order to accommodate a required turning radius and access to the entrance doors, the footprint of the replacement landing, stairs and lifts will be slightly larger than the existing condition, thus slightly expanding the portion of the sidewalk subject to a revocable consent.
5. Whereas the proposed condition will leave approximately 5'6" at its narrowest point for pedestrian use of the sidewalk, a change of less than 1' from the existing condition.

THEREFORE, BE IT RESOLVED that Community Board 2/Manhattan recommends approval of a revocable consent for the purpose of replacing the ADA accessible landings, stairs and hydraulic lifts on the Greenwich Street façade of 515 Canal Street, provided that the work is undertaken and completed in compliance with the description and terms and conditions set forth in the drawings, elevations and materials submitted to CB2 concerning this application, including without limitation the materials, configuration and design expressed therein.

Vote: Unanimous (15-0-0-0)