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



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

FULL BOARD MINUTES

DATE: September 21, 2023

TIME: 6:30 P.M.

PLACE: The New York City Fire Museum, 278 Spring and via Zoom Video-Conference

BOARD MEMBERS PRESENT IN PERSON: Susanna Aaron, William Benesh, Keen Berger, Carter Booth, Anita Brandt, Amy Brenna, Valerie De La Rosa, Chris Dignes, Mar Fitzgerald, Cormac Flynn, Susan Gammie, David Gruber, Anne Hager, Julian Horky, Susan Kent, Ryder Kessler, Jeannine Kiely, Patricia Laraia, Michael Levine, Brian Pape, Lois Rakoff, Bo Riccobono, Zachary Roberts, Shirley Secunda, Frederica Sigel, Emma Smith, Susan Wittenberg, Antony Wong (28)

BOARD MEMBERS PRESENT VIA ZOOM: Akeela Azcuy, Katy Bordonaro, Rich Caccappolo, Wayne Kawadler, Ed Ma, Matthew Metzger, Daniel Miller, Kristin Shea, Dr. Shirley Smith, Chenault Spence, Cherly Wu, Eugene Yoo (12)

BOARD MEMBERS ABSENT WITH NOTIFICATION: Ritu Chattree, Stella FitzGerald, Zak Kazzaz, Donna Raftery, Rocio Sanz (5)

BOARD MEMBERS ABSENT: Erika Olson, Juan Osorio (2)

BOARD MEMBERS PRESENT/ARRIVED LATE: Ivy Kwan Arce, Matthew Metzger, Chenault Spence (3)

BOARD MEMBERS PRESENT/LEFT EARLY: Amy Brenna, Bo Riccobono (2)

BOARD STAFF PRESENT: Mark Diller, District Manager; Florence Arenas, Community Coordinator; Eva Mai, Community Assistant

ELECTED OFFICIALS AND REPRESENTATIVES: Robin Forst, Manhattan Borough Director, Mayor's Office of CAU; Andrew Change, Manhattan Borough President's Office; Caroline Wekselbaum, Senator Brad Hoylman-Sigal's Office; Stacie Johnson, Senator Brian Kavanaugh's Office; Assembly Member Deborah Glick's Office; Jasper Scott, Assembly Member Grace Lee's Office; Evelin Collado, Comptroller's Office; Brian Tse, District Attorney Alvin Bragg's Office; Jennifer Chiao, Council Member Christopher Marte's

Office; Nicole Barth, Council Member Erik Bottcher’s Office; Bianny Rodriguez, Council Member Carlina Rivera’s Office

MEMBERS OF THE PUBLIC AND APPLICANTS: Lora Tenenbaum, Joel Lobenthal, Mary Ann Arisman, Linda Pagan, Dan Miller (Hudson River Park Advisory Committee), Jane Carey (The Whitney Museum), Maggie Curtis, Kate Madigan (The Public Theater)

MEETING SUMMARY

Meeting Date – September 21, 2023
Board Members Present in Person – 28
Board Members Present Via Zoom – 12
Board Members Absent with Notification – 5
Board Members Absent – 2
Board Members Present/Arrived Late – 3
Board Members Present/Left Early – 2

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II. PUBLIC SESSION

388 Hudson

- Lora Tenenbaum – In opposition to the 388 Hudson St. proposal.
- Joel Lobenthal – In opposition to the 388 Hudson St. building proposal.
- Mary Ann Arisman – Proposed setting backs and height of building and permanent affordable senior housing.

- Linda Pagan – Affordable Housing on Hudson/Clarkson for older people and in perpetuity.

Hudson River Park

- Dan Miller – Reported updates on Hudson River Park.
- Maggie Curtis – Provided updates on Hudson River Park Programming, focus on Submerge Marine Science Festival

The Whitney Museum

- Jane Carey – Whitney& West Side Fest 2023.

The Public Theater

- Kate Madigan – Provided updates from the Public Theater.

ADOPTION OF AGENDA

III. ELECTED OFFICIALS AND REPRESENTATIVES' REPORTS

Council Member Carilina Rivera

- Bianny Rodriguez – CM Carilina Riveria's Office will host a housing clinic on October 5th.

Assembly Member Deborah Glick – Announcement that Governor signed a Glick Bill about recategorizing geothermal wells; Glick supports a nonprofit developer to create affordable housing at 388 Hudson so that it will remain affordable in perpetuity; a Class C Streams bill is with the Governor waiting to be signed to protect these streams, in response to the Supreme Court decision to not protect wetlands.

Senator Brian Kavanagh - Governor signed a bill that makes the Asian New Year a state-wide holiday; working to strengthen voting laws by starting early voting 10 days before election day.

Senator Brad Hoylman-Sigel

- Caroline Wekselbaum - The LLC Act passed the legislature and is waiting for the Governor's signature. There will be a new affordable housing lottery for 278 Peak Avenue/26th Street.

Manhattan Borough President Mark Levine

- Andrew Chang – Manhattan Borough President Mark Levine released a back-to-school guide and it's on his website. Earlier his office released a proposal to enhance the East River Park.

Assembly Member Grace Lee

- Jasper Scott - Governor signed a bill that makes Asian New Year as a state-wide holiday; On September 25, Lee will host a vaccine clinic at 62 Mott Street.

Council Member Christopher Marte

- Jennifer Chiao – Updates on the Bleecker Street School.

Council Member Erik Bottcher

- Nicole Barth - Local Law 35 passed, and that means that now all family shelters in NYC are required to offer mental health services on site. The West Side Coalition (WSC) is a public private collaboration to help individuals access work opportunities. WSC holds housing and rent clinics each month and k Council member Botcher's website lists the dates and times.

Manhattan Borough Director, Mayor's Office of CAU

- Robin Forst - Washington D.C. just announced that 500,00 Venezuelan migrants will be granted the ability to work. This will have a significant and positive impact on New York City. "Text with Eric" is a new program where NYC residents will be able to directly communicate with Mayor Adams at 917-909-2288. Robin Forst's email is rforst@cityhall.nyc.gov.

ADOPTION OF MINUTES

Adoption of the August and September 2023 Full Board minutes.

IV. BUSINESS SESSION

Chair's Report: Susan Kent:

- There have been changes to the number and nature of several CB2 committees. Disbanded committees: Economic Development & Small Business; Equity, Race & Justice (ERJ); and Arts & Culture (A&C) committees. A&C will now be a working group. ERJ will be integrated into the work of every committee and Mar Fitzgerald will be the ERJ advisor for CB2. Economic development matters will fall within the work of specific committees or, if needed, a working group will be created for special topics.
- David Gruber has stepped down as the Hudson Square BID representative and Valerie de la Rosa will take his place.
- The Fund for the City of New York is taking applications for interns. Committee chairs will work with Susan Kent to develop plans and applications.
- City cuts have been announced. They won't affect community board budgets.
- The Bridge Access program is a federal program that makes Covid-19 vaccines free when provided by Duane Reade and CVS. More information is available on the CB2 website.

District Manager's Report: Mark Diller:

- It's the District Needs Statement time of the year. All CB2 members can access the Boards's DNS documents on it's Google Drive. The next step is to identify the top three asks. This will be discussed at the October full board meeting on 10/19.

AUGUST 2023 EXECUTIVE COMMITTEE REPORTS:

The following resolutions were voted on at the Executive Committee and then voted at the September Full Board Meeting.

LANDMARKS AND PUBLIC AESTHETICS

1. *1 Bond St. – Application is to replace windows on the alley side of the building and install additional transom windows.

The applicant did not appear as scheduled for the hearing and therefore there is no recommendation concerning the application. The applicant must appear for a public hearing before the CB2 Landmarks Committee prior to the consideration of the application by the Landmarks Commission.

2. *110 Greene St. -The application is to replace infill at the ground floor.

Whereas:

- A. The existing condition is a central entrance with glass doors to the retail store flanked by plate glass windows and more elaborate entrances to the right and left of the central bays; and
- B. The proposed windows and the central door are full height glass. Behind the window is a ceiling suspended box that houses shades, roll down gates and conceals the interior ceiling.
- C. Discreet signage is 18” high and in keeping with the building,
- D. The north entrance door is not part of this application, and the south entrance is to be converted to a show window that is essentially replacing the door with plate glass and is easily reversible; and
- E. The non-historic sign boxes on either side of the south door are to be removed; now

Therefore be it resolved that CB2, Man. recommends **approval** of this application which minimally changes the existing condition and preserves the architectural integrity of the building.

Vote: Unanimous, with 39 Board Members in favor.

3. *92 Horatio St. – Application is to apply new brownstone stucco facade at the entire ground floor, install new wood entry doors in the existing opening and replace existing window security grilles.

Whereas:

- A. The corner building is comprised of five buildings, originally with commercial space on the ground floors, and now a completely residential building with unified façades: and
- B. The ground floor current condition is shorn of its detail and the ground floor windows are of random size and rhythm resulting from the conversion from commercial to residential use, and there is an undistinguished entrance door; and
- C. The ground floor is proposed to be smooth grayish stucco and gives the appearance of a separate base imitating a stone (with no scoring) other than brownstone, when a brownstone-like finish would both better serve the applicant’s stated intention of unifying the façades and be more in keeping with the district and suitable to the building’s color and style; and
- D. The proposal organizes numerous larger windows with simple security grills in an agreeable configuration with modifications on the secondary facade recalling the commercial use of the ground floor; and

- E. The proposed plain entry door is in mahogany veneer and lacks the detailing that would make it more in keeping with the building's existing detailing on the upper floors and neighboring buildings; and
- F. Missing headers are to be replaced and are designed after existing headers on the upper floors; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the ground floor windows, security grills, and the replacement of the headers; and
- B. **Denial** of the stucco coating unless it is of a brownstone color and tooled in a traditional manner to suggest actual brownstone in keeping with the style of the building; and
- C. **Denial** of the entry door unless it has detailing suitable to the style of the building.

Vote: Unanimous, with 39 Board Members in favor.

4. *338 W. 12th St. – Application is to reduce the existing 4th floor, construct a new rooftop stair bulkhead and mechanicals, construct a one-story rear yard extension and to alter the rear façade, excavate and alter within the horse-walk.

Whereas:

- A. Work on the front façade - notably masonry, stoop, windows is considered by Commission Staff; and
- B. The stoop was removed in the distant past and was restored in 2004; and
- C. The horse walk gate is to be retained and to have a dark wall installed 2'6" behind the gate which the applicant represents will not be noticeable to the passerby; and
- D. The areaway is to be lowered to provide proper entrance below the stairs and causes no harm to the appearance; and
- E. There are alterations to the existing non-visible rooftop addition and bulkhead with change in volume at the rear, and windows in the front preserve its non-visible condition; and
- F. The rear facade brick is considerably degraded, likely from crude removal of a coating, and is to be restored in the parts that are not replaced by the extension; and
- G. The basement and parlor floors have modest wooden extensions somewhat recalling a two-story tea porch with windows and doors that are within the width of the three original windows and are divided into three sections, recalling the original punched windows; and
- H. The cellar and garden are to be excavated and the garden area rebuilt lower to align with basement level, and the excavation, as proposed, abuts the adjoining houses on each side of the cellar and rear

buildings in the adjoining gardens; and

I. The application was deficient in that no detailed designs for the excavation and no engineering studies were provided concerning the excavation and the critical matter of underpinning of the adjoining houses and rear garden buildings, and the applicant's vague representations concerning the excavation and underpinning details left the impression that they had not yet been seriously considered; now

Therefore be it resolved that CB2, Man. recommends:

A. That the wall in the horse walk door be **approved** in that it does not disturb the historic view from a public thoroughfare; and

B. That the areaway modifications be **approved**; and

C. That the alterations to the non-visible rooftop addition, the restoration of the rear facade upper floors, the additions on the basement, parlor and second floor be **approved**; and

D. That the excavation of the cellar and garden be **denied** until detailed plans and engineering studies are provided to the Commission which, in their view, ensure that the work does not endanger the integrity of the subject building, the adjoining buildings, and adjoining gardens and rear garden structures and that the Commission, in its discretion, return the application to CB2 Community Board for a public hearing if it deems this appropriate.

Vote: Unanimous, with 39 Board Members in favor.

5. *130 Bank St. – Application is to install new steel deck at first floor level over existing cellar extension, including new pavers, steel structure, railings and stair access to interior stair hallway, replace one window with a door to the stair, and add new lighting at exterior façade.

The is no recommendation for this application – The application is incomplete in that the required mockup has not been built and therefore no recommendation could be made concerning the critical matter of its visibility from a public thoroughfare. The applicant agreed to request a layover for the scheduled Commission hearing and to return to the CB2 Landmarks Committee for a public hearing with the required materials and photographs illustrating the visibility from public thoroughfares.

Vote: Unanimous, with 39 Board Members in favor.

6. *51 Downing St. – Application is to replace the entry doors, garage door, 4th floor windows and replace existing roof top addition with a new mezzanine addition.

Whereas:

A. The existing non-historic entry doors and garage door and window above (at the original horse entrance) are to be removed and replaced by plain wooden doors suitable to the stable building with

transoms at the entry doors and a solid wooden header above the garage door; and

B. There is unobtrusive recessed lighting above the entry doors; and

C. A non-historic gabled rooftop addition which was represented by the applicant as not being compliant with building codes and the bulkhead are to be removed; and

D. The new rooftop addition is a full width, 22' high structure in dark grey metal with north and south curtain walls, partially fitted with dark grey fixed metal louvers; and

E. The proposed new bulkhead is 10' above the roof, resulting its extending 30' above the original roof; and

F. Numerous photographs of the mockup from various points clearly show the rooftop structure is visible, most notably from Varick Street and Carmine Street where its extremely visible and boldly modern design aggressively asserts itself, bearing no relationship to either the building or to the historic district; and This combination of volume, which makes the addition highly visible, and design, which in no way relates to the building or the historic neighborhood, are unacceptable in the Greenwich Village Extension II historic district.

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the garage door and the entrance doors together with their lighting; and

B. **Absolute denial** of the rooftop addition as of a design that does great harm to the historic district and is unacceptably visible by the standard of "minimal visibility" for rooftop additions that has guided the Commission with respect to the district.

C. That if the applicant wishes to have consideration of an addition that it be of a design that is in harmony with the building and the district and is greatly reduced in size and visibility in order that it is in tune with the district and that the applicant be instructed by the Commission to return to CB2 for a public hearing on the revised proposal.

Vote: Unanimous, with 39 Board Members in favor.

QUALITY OF LIFE: STREET ACTIVITIES

1. 9/7/23 - Flash Flamboyance (sponsor: DunnCo. on Behalf of Tourism Corporation Bonaire) Astor Place Plaza South (Full)

Whereas, the applicant wishes to stage an activation on Thursday, September 7th on the Astor Place Plaza to promote tourism to the island of Bonaire; and

Whereas, the installation will consist of a photo backdrop, a step-and-repeat wall, and an array of 120 flamingos on the plaza; and

Whereas, a team will be present on site to educate visitors on Bonaire and to give away promotional luggage tags; and

Whereas, attendees will have the opportunity to enter a sweepstakes to win a free trip to Bonaire; and

Whereas, the event will not feature amplified sound or food/beverages; and

Whereas, the applicant has no real connection to the CB2, Man. community, with the applicant stating that this location was chosen for this activation because New York is one of the only cities with direct flights to the island; and

Whereas, CB2, Man. continues to oppose the use of public plaza space for purely commercial activations, especially when the applicant has no connection to CD2; now

Therefore Be It Resolved that CB2, Man. recommends **denial** of **Flash Flamboyance**.

Vote: Unanimous, with 39 Board Members in favor.

- 2. 9/5/23 (Setup & Start Date) – 9/6/23 (End Date & Breakdown) – Rachel Comey Fashion Show (sponsor: Rachel Comey Studio) Crosby St. bet. Bleecker & E. Houston St. [partial sidewalk closure on East side 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, Man. recommends **denial** of **Rachel Comey Fashion Show**.

Vote: Unanimous, with 39 Board Members in favor.

- 3. 9/5/23 (Setup & Start Date) – 9/6/23 (End Date & Breakdown) Aldo Astor Place (sponsor: Amir Shayegan) Astor Place Plaza South (full)**

Whereas, shoe brand Aldo is seeking to hold an activation on the Astor Place Plaza on Wednesday, September 6th; and

Whereas, the activation will feature a promotion for a new brand from Aldo called the “Pillow Walk”; and

Whereas, the activation will not consist of any sales or product giveaways, but rather is intended as an opportunity for attendees to learn more about the brand/products; and

Whereas, load in will begin overnight on September 5th, with a set up that is mostly inflatable and low impact, and load-out completed by 10 PM on September 6th; and

Whereas, the activation is expected to take up a space on the plaza sided approximately 35’ x 40’, consisting of a branded inflatable house, brand ambassadors to interact with the public regarding the product, and a cotton candy giveaway; and

Whereas, two security guards will be on site during the load-in with a third present during the activation hours, and sanitation staff will be on site throughout the event; and

Whereas, the activation will not include amplified sound; and

Whereas, Aldo currently had a physical store within CD2, on Broadway between Prince and Spring streets; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of **Aldo Astor Place**, **provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 39 Board Members in favor.

4. 9/6/23 – Breitling Vehicle Display (sponsor: IDEKO) 1) Washington St. bet. W. 13th & 14th Sts. [curb lane only – E.]; 2) W. 14th St. bet. Washington St. & 9th Ave. [curb lane only – So.]

Whereas, watch brand Breitling is planning on opening a retail location on the corner of 14th Street and Washington Street, with opening day planned for Wednesday, September 6th; and

Whereas, in connection with the store opening, the applicant plans to park Breitling-branded vehicles in the curb lanes on Washington and 14th Streets, with two cars parked in the curb lane on Washington and two cars parked in the curb lane on 14th; and

Whereas, the cars are expected to be parked starting at 3 PM and moved out of the curb lane by 10 PM; and

Whereas, the cars are meant to be for display purposes only; and

Whereas, the event will not feature any food, beverages or amplified sound; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of **Breitling Vehicle Display**, **provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 39 Board Members in favor.

5. 9/7/23 Lingua Franca FW (sponsor: Lingua Franca) Washington St. bet. Jane & Horatio Sts. [full sidewalk closure cnr. Jane & Washington Sts.]

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, Man. recommends **denial** of **Lingua Franca FW**.

Vote: Unanimous, with 39 Board Members in favor.

6. 9/8/23 Lingua Franca Embroidery Event 2023 (sponsor: Lingua Franca) Jane St. bet. Greenwich & Washington Sts. [No. partial SW closure]; Washington St. bet. Jane & Horatio Sts. [E. partial SW closure] In front of 95 Jane St.

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, Man. recommends **denial** of **Lingua Franca Embroidery Event**.

Therefore Be it Further Resolved that CB2, Man. notes that the proposed event location is in an extremely residential area, and should any event be held in such location despite CB2's recommended denial, no amplified sound should be allowed.

Vote: Unanimous, with 39 Board Members in favor.

7. 9/8/23 (Setup & Start Date) – 9/9 /23 (End Date & Breakdown) Steve Madden Shoe Closet – Glass Truck (sponsor: Steve Madden Glass Truck) Broadway bet. Broome & Spring Sts. [in front of store]

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, Man. recommends **denial** of **Steve Madden Shoe Closet – Glass Truck**.

Vote: Unanimous, with 39 Board Members in favor.

8. 9/8/23 (Setup & Start Date) – 9/10/23 (End Date & Breakdown) SkinCeuticals 2023 (sponsor: L'Oréal) Washington St. bet. 8th and 9th Avenues

Whereas, SkinCeuticals, a new brand from cosmetics & personal care company L'Oreal, is planning a three-day "mobile tour" in the Meatpacking District on September 8th, 9th, and 10th; and

Whereas, the activation will not take place on the Gansevoort Plaza, but rather will consist of a glass-sided truck parked in the curb lane on Washington Street between 8th and 9th Avenue; and

Whereas, the approximately 28' long truck will be parked in the curb lane by 7 or 8 AM each day, with the activation beginning at 11 AM, and load-out completed by 8 PM each day; and

Whereas, the applicant plans to give attendees free skincare treatments inside the truck, with advance registration suggested but not required; and

Whereas, the event will not feature food, beverage or amplified sound; and

Whereas, the applicant intends to have security on site while the truck is present in the curb lane; and

Whereas, the applicant intends to use a rope and stations for line management if needed; now

Therefore Be It Resolved that CB2, Man. recommends **approval of SkinCeuticals 2023, provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 39 Board Members in favor.

9. 9/10/23 – Cornelia St. Block Party (sponsor: Park Avenue LASEK), Cornelia St. bet. Bleecker & W. 4th Sts. [full street closure]

Whereas, the applicant, claiming to be the chair of the Cornelia Street Block Association, is seeking approval for the revival of a block party which has been held on the block for many years in the past; and

Whereas, the applicant is looking to provide an opportunity for residents of the block as well as visitors to meet & greet each other/interact in different ways; and

Whereas, as part of the block party, the applicant plans to have many activities available for participants, including an item “swap”, lending library, block beautification, mini golf & cornhole, and pickleball; and

Whereas, the applicant intends to have amplified sound provided by a violinist; and

Whereas, the applicant intends to begin setting up at noon, with the block party running until 6 PM, and approximately an hour of break-down; and

Whereas, the applicant expects approximately 100-200 residents of the block to attend throughout the day; and

Whereas, CB2, Man. members noted that a pickleball court had previously been illegally painted on the block, though the applicant stated this was not done by them or the block association; and

Whereas, other residents of the block appeared in person at the CB2 QoL meeting to speak in support of the event, noting that the block was already quite busy from tourists visiting in relation to Taylor Swift’s previous residency on the block, and that the proposed event should be less disruptive than the “everyday” conditions on the block; and

Whereas, CB2, Man. members noted that the application as filed with SAPO currently lists the applicant as Park Avenue Lasik, and that commercial entities are not allowed to apply for block parties;

Whereas, CB2, Man. members additionally noted that organized sports are not allowed within block parties; now

Therefore Be It Resolved that CB2, Man. recommends **approval Cornelia St. Block Party, provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements, and **further provided that** the application is amended to reflect a non-commercial applicant for the block party and that no organized sports, including pickleball, are allowed.

Vote: Unanimous, with 39 Board Members in favor.

10. 9/14/23 – MDMA Plaza Hold (sponsor: Meatpacking District Management Association): 1) 13th/14th/Gansevoort Pedestrian Plaza; 2) Gansevoort St. /13th/Gansevoort Pedestrian Plaza [full]

Whereas, the applicant is seeking to hold a large event within the Meatpacking District on the evening of September 14th, running from 6 PM to 10 PM; and

Whereas, the event will take place on the Gansevoort Plaza, as well as portions of Gansevoort Street, Little West 12th Street, West 13th Street, 9th Avenue, and Washington Street; and

Whereas, setup for the event is expected to begin at 7 AM on September 14th, with load-out completed from 11 PM to midnight; and

Whereas, the event is expected to be a ticketed event with fewer than 5,000 attendees, though the applicant was unable to provide more precise details as to the expected number of attendees; and

Whereas, the event will feature amplified sound and live performers, as well as on-site sanitation teams and portable restrooms for event attendees; and

Whereas, the event will feature seated dining, with attendees bringing their own food, and with wine / champagne sales on site under an SLA permit with a single point of distribution; and

Whereas, access to the sidewalks will be maintained for pedestrians for the duration of the event; and

Whereas, the live performers at the event will not be celebrity musicians; and

Whereas, the applicant stated they were unable to divulge more details of the event due to a Non-Disclosure Agreement that they had signed with the applicant, despite numerous questions from QoL committee members; and

Whereas, one of the principal functions in CB2 reviewing proposed street events is to discern whether the content and impact of such events merit the closing of public streets as well as the disruption to the public that such events may cause, which is impossible to do when CB2 is unable to learn specific details of such events; and

Whereas, approval of any event without knowing the specific details of such event would set an unacceptable precedent for future events; now

Therefore Be It Resolved that CB2, Man. recommends **denial** of **MDMA Plaza Hold**.

Vote: Unanimous, with 39 Board Members in favor.

11. 9/16 /23– Oktoberfest at The Biergarten (sponsor: The Standard Hotel, Highline) Washington St. bet. Little W. 12th & W. 13th Sts. [full street closure]

Whereas, The Standard Hotel, Highline, which has for years operated a German-themed Biergarten, is seeking a street closure to expand its annual Oktoberfest event; and

Whereas, the event is proposed to take place on Washington St. between Little West 12th and West 13th streets, right in front of the Standard Hotel, from 12 PM – 8 PM, with load-on beginning at 9 AM and load-out completed shortly after the event ends; and

Whereas, the event is meant to be an event that appeals to a wide range of community members, and will consist of a tent with a stage and music, picnic tables, carnival games, and other entertainment; and

Whereas, the event will feature no amplified sound, but will feature live music, mostly consisting of an “Oompah” polka band; and

Whereas, the event will have a standard 15-foot emergency lane, with 8 security guards on site as well as 8 sanitation team members present; and

Whereas, mobile bathroom facilities will be located on site for attendees; and

Whereas, while the event itself is free to attend, attendees would be paying for food and beverage as well as to play / participate in the carnival games; and

Whereas, beer, wine and food would be bought inside the Biergarten by attendees and then could be taken out to be consumed on the street, but no food/beverage sales will take place on the street itself; and

Whereas, the applicant expects approximately 500 attendees at any given time throughout the day; and

Whereas, CB2, Man. members expressed some concerns about the traffic disruption that the proposed event might cause; and

Whereas, QoL committee members, while recognizing the applicant’s longstanding presence in the community, were generally not supportive of a daylong street closure for a for-profit event for a single private business, which while “free” to attend would in reality be a paying event for attendees to participate in any meaningful way; now

Therefore Be It Resolved that CB2, Man. recommends **denial** of **Oktoberfest at The Biergarten**.

Vote: Unanimous, with 39 Board Members in favor.

12. 9/18/23 – Audible Theater 5th Anniversary (sponsor: Audible Theater) Minetta Lane bet. 6th Ave. & Macdougall St. [full street closure] primarily in front of Minetta Lane Theater

Whereas, Audible Theater, an offshoot of Amazon-owned audiobook and podcast company Audible, has been partnering with Minetta Lane Theater for five years and is seeking to hold a 5th anniversary celebration on Monday, September 18th; and

Whereas, while much of the celebration will occur inside the theater, the applicant wishes to hold a small street event in front of the theater from 5:30 – 7:00 PM, with setup beginning at around 12 PM and breakdown occurring by 7:30 PM; and

Whereas, the event would consist of a red carpet, step-and-repeat wall, a seating area with hedges/umbrellas, and a pop-up bar; and

Whereas, the event would include amplified sound in the form of atmospheric music, as well as food and alcoholic beverages being served; and

Whereas, the applicant has not yet chosen a caterer, having asked nextdoor restaurant Da Toscano who has decided not to participate and will be closed that day, but is hoping to choose a local caterer for the event; and

Whereas, the applicant stated that they had hoped to only apply for a closure for a portion of Minetta Lane (between 6th Ave and Minetta Street), but QoL members pointed out that due to traffic patterns, this would require a full closure of both Minetta Lane and Minetta Street, which the applicant was unaware of; and

Whereas, QoL committee members were concerned about emergency access during the event, given the narrow width of Minetta Lane, and did not see any way that a 15-foot fire lane could be maintained during the event; and

Whereas, while CB2 strongly supports the cultural institutions, including theaters, in CD2, the proposed event is a private event with no public benefit, thrown for the benefit of a large for-profit corporation; now

Therefore Be It Resolved that CB2, Man. recommends **denial** of **Audible Theater 5th Anniversary**.

Vote: Unanimous, with 39 Board Members in favor.

13. 9/21/23 (Setup Date) – 9/23/23 (End Date & Breakdown) Joah Pop Up (sponsor: TH Experiential 1) 13th/14th Sts. Gansevoort Pedestrian Plaza [full]; 2) 9th Ave. bet. Gansevoort & W. 13th Sts.)

Whereas, Korean skincare brand Joah is seeking to hold an activation on the Gansevoort Plaza on Friday, September 22nd and Saturday, September 23rd; and

Whereas, the activation is expected to take up an approximately 50' x 30' footprint on the plaza, with the rest of the plaza remaining open for seating and public use; and

Whereas, the activation will have a 360-degree photo booth, lounge seating, and free giveaways; and

Whereas, the activation will feature amplified sound with a DJ, about which some concern was expressed by CB2, Man. members; and

Whereas, load in will occur from 6 PM – 9 PM on Thursday, September 21st, with the activation itself running from 9 AM – 6 PM on the 22nd, 12 PM – 6 PM on the 23rd, and load-out occurring on September 24th; and

Whereas, the applicant intends to use a virtual line management tool in order to prevent overcrowding in the plaza; and

Whereas, no food is intended to be served, and beverages would be limited to free water bottles and potentially Korean tea; and

Whereas, two security guards will be on site during off-hours with a third present during the activation hours; and

Whereas, no products will be sold at the event; and

Whereas, the applicant is partnering with NY-based nonprofit organization Bottomless Closet, with planned donations based on the number of attendees at the event; and

Whereas, while continuing to generally oppose the use of public plazas for purely commercial events, CB2, Man. appreciates the fact that effort was made to partner with a NY-based nonprofit as well as the effort to use virtual line management to limit overcrowding; now

Therefore Be It Resolved that CB2, Man. recommends **approval of Joah Pop Up, provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Therefore Be It Further Resolved that CB2, Man. further recommends that the use of a DJ at this event be eliminated or reduced.

Vote: Unanimous, with 39 Board Members in favor.

14. 9/21/23 – SNS Block Party (sponsor: SNS Block Party-Sneakers N Stuff) Little W. 12th St. bet. Washington St. & 9th Ave. [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; and

Whereas, concern was expressed by CB2, Man. and community members around possible disruption from this event, given the proposed full block closure, amplified sound, and the fact that loud music is frequently heard coming from the store and the club below the store; now

Therefore Be It Resolved that CB2, Man. recommends **denial** of SNS Block Party.

Vote: Unanimous, with 39 Board Members in favor.

FYI: Renewals

- 1. 8/19-8/23/23 – New School Orientation Store (sponsor: N Ventures/The New School) 5th Ave. bet. E. 12th & 14th Sts. [partial sidewalk closure]**
- 2. 8/23/23 – Pigeonwing Dance (sponsor: Unique Projects) Astor Place Plaza South (Full)**
- 3. 8/30/23 – Films on the Cobbles (sponsor: Meatpacking District Management Association) Gansevoort/13th/Gansevoort Pedestrian Plaza [full]**
- 4. 9/7/23 – The New School 26th Annual Block Party (sponsor: The New School University) W. 12th St. bet. 5th & 6th Aves. [full street closure]**
- 5. 9/23/23 – Astor Alive with Joe's Pub Dance Event (sponsor: Village Alliance) Astor Place Plaza South (Full)**
- 6. 9/23/23 – Bleecker Street Fair Village Center for Care (sponsor: Village Center for Care) Bleecker St. bet. 7th Ave. So. & 8th Ave. [full street closure]**

7. 9/30/23 – Greenwich Ave Spring Fair Village Visiting Neighbors (sponsor: Village Visiting Neighbors) Greenwich Ave. bet. 7th Ave. So. & W. 12th 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, Man. 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: Unanimous, with 39 Board Members in favor.

SLA LICENSING

1. 450 West Broadway LLC dba Principe, 450 W Broadway 10012 (Existing OP–Restaurant, SN#1346923, Alteration Application)

i. Whereas, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Restaurant Liquor License (SN#1346923, exp. 1/31/2025) 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 Alteration Application is to add sidewalk seating within the building’s property line consisting of five (5) tables and ten (10) seats; and

iii. Whereas, the hours of operation will continue to be from 11 AM to 12 AM Sundays through Saturdays (7 days a week) with the additional sidewalk seating ending at 11 PM nightly; music will be quiet background only consisting of music from iPod/CDs/streaming services); there will be two (2) TVs operating in closed-caption mode; there will be no dancing, DJs, no live music, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

iv. Whereas, the Applicant has executed and has had notarized a Stipulations Agreement with 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 AM to 12 AM Sundays through Thursdays and 7 AM

to 1 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 outdoor area for commercial purposes except for sidewalk café located immediately adjacent to the storefront within the building line leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than 5 tables and 10 patron seats. No roadbed seating. Service to patrons seated on the sidewalk will be through the separate doors located to the south of the main entry. Seating may be reduced to accommodate access from those doors.
5. All outdoor seating will close no later than 11 PM Sundays through Saturdays. All tables and chairs will be removed from the sidewalk at this hour. No exterior music, speakers or TVs. No roadbed seating
6. 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.
7. Will have no more than an average of two (2) private events per month. All private events will take place in the cellar space only. No private events on the ground floor.
8. Will not have televisions.
9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
15. Will not have any of the following: dancing, DJs, promoted events, any event where 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, Manhattan for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for an alteration to the existing On-Premises Restaurant Liquor License (SN#1346923, exp. 1/31/2025) for **450 West Broadway LLC dba Principe, 450 W Broadway 10012, unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the NYSLA Liquor License.

Vote: Unanimous, 39 Full Board Members in favor.

2. 174 Mulberry Inc, 174 Mulberry St 10013 (OP–Restaurant) (Transfer)

- i. **Whereas, Whereas,** the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application to the NYS Liquor

Authority for an On-Premises Liquor License to operate a family-style Italian restaurant on the ground floor of a C6-2G-zoned seven (7)-story mixed-use building (c. 1900) on Mulberry Street between Grand and Broome Streets (Block #471 / Lot #34), the building falling within the Special SoHo-NoHo Little Italy District; and

- ii. **Whereas**, the ground floor premises is approximately 1,480 sq. ft.; (880 sq. ft on the ground floor and 600 sq. ft. in the cellar, the cellar being accessed by a sidewalk hatch and used for storage purposes only), there will be 11 tables and 44 seats and one service bar with no seats for a total seated patron occupancy of 44 and a maximum legal occupancy of 74 persons; the premises has one (1) door which will serve as patron ingress and egress and two (2) bathrooms; and
- iii. **Whereas**, the hours of operation will be continue to be from 11 AM to 12 AM Sundays through Saturdays (7 days a week); music will be quiet background music only consisting of music from iPod/CDs/streaming services; there will be no: dancing, DJs, promoted events, scheduled performances or cover fees, velvet ropes or movable barriers, or security personnel; and
- iv. **Whereas**, there will be sidewalk and roadbed seating and operating under the temporary Open Restaurants program on Mulberry Street. Sidewalk café is located immediately adjacent to the storefront leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than two (2) tables and four (4) patron seats and roadbed seating not exceeding the business frontage of licensed premises with 7 tables and 14 patron seats; all outdoor seating will close no later than 10 PM; and
- v. **Whereas**, the premises to be licensed has been operated under the same DBA name since 1968, this being a transfer of the business from the current owners who have been in operation since 2011 with an On-Premises Liquor License (St. Jude Enterprises LLC DBA Benito One, SN#1252546, exp. 5/31/2025) to the Applicant, the Applicant being a principal in another nearby restaurant since 2011 (132 Mulberry Inc, DBA Umberto's Clam House, SN#1252377), with no change in method of operation; 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, there being 60 active licensed premises within 750 feet of the subject premises, in addition to 7 pending licenses, the Applicant's history and familiarity of operating restaurants in the immediate neighborhood, the method of operation remaining the same and agreed upon stipulations establishing public interest; 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 Restaurant Liquor License, with those stipulations as follows:
 - 1. Premises will be advertised and operated as a full-service family-style Italian restaurant with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be from 11 AM to 12 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 a sidewalk café and roadbed seating operating under the temporary Open Restaurants program on Mulberry Street. Sidewalk café is located immediately adjacent to the storefront leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than two (2) tables and four (4) patron seats and roadbed seating not exceeding the business frontage of licensed premises with 7 tables and 14 patron seats.
5. All outdoor seating will close no later than 10 PM. All tables and chairs will be removed from the sidewalk at this hour and tables and chairs in the roadbed will be secured. No exterior music, speakers or TVs.
6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
7. Will not have televisions.
8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
15. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
16. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
17. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a On-Premises Restaurant Liquor License in the **174 Mulberry Inc, 174 Mulberry 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 Liquor License.

Vote: Unanimous, 39 Full Board Members in favor.

3. **337B West Broadway, LLC dba Mezcal & Amaro, 337B W. Broadway 10013** (new OP – Coffee & Cocktail Bar) (*previously unlicensed*)
 - i. **Whereas**, the Applicant and the Applicant’s Attorney originally appeared before Community Board 2, Manhattan’s SLA Committee #1 via video conference in December/2021 to present an application to the NYS Liquor Authority for an On-Premises license for a coffee shop and cocktail lounge located on the ground floor of a M1-5A zoned, two (2)-story commercial building (c. 1910) on West Broadway between Grand and Broome Streets (Block #475 / Lot #1)

located in the SoHo-Cast Iron Historic District; and

- ii. **Whereas**, at its December/2021 full board meeting CB2, Manhattan unanimously recommended approval of the On-Premises Liquor license; and
- iii. **Whereas**, the premises being ineligible for a temporary On-Premises permit for the service of alcohol and the NYSLA being backlogged in processing On-Premises Liquor applications, in July/2022 the Applicant notified CB2, Manhattan that it would like to amend its application to a Tavern Wine license, the Tavern Wine license allowing the Applicant to get a temporary permit; there being no other changes to the application aside from the change in licensing class, the Applicant agreeing to and signing the same stipulations as December/2021, the full board unanimously recommending approval of the Tavern Wine license at its September/2021 meeting; and
- iv. **Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Committee #1 this month (August/2023) to present an application to the NYS Liquor Authority for an On-Premises Liquor License, the method of operation being the same as in December/2021, the Applicant explaining there have been and continues to be significant construction delays with the project rendering the need for the temporary liquor license permit associated with the
- v. Tavern Wine license irrelevant, the Applicant having withdrawn their application at the NYSLA for the Tavern Wine license, there being no changes to the method of operation or principals; and
- vi. **Whereas**, the premises is roughly 1,070 sq. ft.; there will be 10 tables with 27 seats and one (1) bar with 10 seats for a total patron occupancy of 37 seats; there is one (1) entryway which serves as patron ingress and egress and one (1) patron bathroom; and
- vii. **Whereas**, the hours of operation will be from 7AM to 2AM Sundays through Saturdays (7 days a week); all doors and windows will be closed by 10 PM nightly; music will be quiet background only consisting of music from iPod/CDs; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and
- viii. **Whereas**, there will be sidewalk seating operating under the temporary Open Restaurants program on West Broadway with no more than two (2) tables and four (4) patron seats; sidewalk café hours will end by 11 PM Sundays through Saturdays (7 days a week); and
- ix. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new On-Premises Liquor License, with those stipulations as follows:
 - 1. Premises will be advertised and operated as a coffee shop and cocktail lounge.
 - 2. The hours of operation will be 7AM to 2AM Sundays through Saturdays (7 days a week). All patrons will be cleared and 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 Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not operate a backyard garden or any outdoor area for commercial purposes except for sidewalk café operating under the temporary Open Restaurants program on West Broadway. Sidewalk café is located immediately adjacent to the storefront with no more than two (2) tables and four (4) patron seats. No roadbed seating.
6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No speakers will be positioned on the interior facing the sidewalk and none placed directly adjacent to the operable front façade. No music will be audible in any adjacent residences anytime.
7. Will not have televisions.
8. Will have not more than four (4) private parties/year.
9. Will close all doors and windows at 10PM every night, allowing only for patron ingress and egress.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades.
16. Any sidewalk or roadbed seating operating under the temporary Open Restaurants program ends by 11PM (all patrons will be cleared by this hour and area closed); no exterior music, speakers or TVs.
17. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for a new On-Premises Liquor License for **337B West Broadway, LLC d/b/a Mezcal & Amaro, 337B W. Broadway 10013**, 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” of the NYSLA Liquor License.

Vote: Unanimous, 39 Full Board Members in favor.

4. Mishka SoHo Inc dba Mishka SoHo, 519 Broome St 10013 (RW–Restaurant)

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a new Restaurant Wine license to operate a full service restaurant described as a “family friendly neighborhood restaurant that will serve authentic Eastern European cuisine” on

the ground floor of a M1-5B-zoned, five (5)-story commercial building (c. 1890) on Broome Street between Sullivan and Thompson Streets (Block #476 / Lot #25) located in the Sullivan-Thompson Historic District; and

- ii. **Whereas**, the storefront premises to be licensed is approximately 800 sq. ft. with 8 tables and 32 seats and 1 standup bar with 8 seats, for a total occupancy of 40 patron seats in the premises, there will be one set of double doors at the entrance of the restaurant on Broome Street and two bathrooms; there is an existing Certificate of Occupancy for the premises which permits eating and drinking, Use Group 6 on the ground floor storefront level; the instant application also includes 24 seats in the adjacent, separate lot to the East at 517 Broome Street (Block #476 / Lot #26) for which there is no Certificate of Occupancy permitting eating and drinking; and
- iii. **Whereas**, the hours of operation will be from 8:00 AM to 9:30 PM Sundays and 8:00 AM to 10 PM Mondays and Wednesdays, 8:00 AM to 11:00 PM Thursdays through Saturdays and closed on Tuesdays; music will be quiet background music only consisting of music from iPod/CD's/streaming services, there may be DJs at private parties with not more than 16 private parties/year; there will be no: dancing, live music, promoted events, scheduled performances or cover fees, velvet ropes, movable barriers or security personnel; and
- iv. **Whereas**, the Applicant originally appeared before CB2, Manhattan in May/2020 for an On-Premises Liquor License with a similar method of operation but without the use of the adjacent lot or any other outdoor space; CB2, Manhattan recommending approval of the application with signed stipulations with one of the stipulations being there will be no use of any outdoor space for commercial purposes; and
- v. **Whereas**, the Applicant's Attorney states that they withdrew the On-Premises Liquor License application with the NYSLA; they have been operating the restaurant with a similar method of operation since approximately mid-2020, albeit without the service of alcohol; and
- vi. **Whereas**, the instant application includes 24 seats in the adjacent lot to the East at 517 Broome Street (Block #476 / Lot #26) which was previously an open-air parking garage and is a separate zoning lot with a separate deed with no certificate of occupancy showing the use being requested as permitted; the Applicant currently using the lot for seating, with a commercial outdoor kitchen with charcoal/wood burning grill located in the lot for outdoor cooking without providing documentation that proper permits have been acquired for an outdoor commercial kitchen or grilling in the adjacent lot; there being no direct access to the lot from the 519 Broome Street premises, patrons/servers need to exit the premises and go onto the sidewalk / city property to enter the adjacent lot by a separate entry on Thompson Street, alternately food and drink may be dispensed through windows inside 519 Broome Street into what is shown in supplied diagrams and described by the Applicant as a one-story food prep area, that food prep area located within the adjacent building lot line which the Applicant's Attorney described incorrectly as being within the building lot line of 519 Broome Street, the building lines being straight and this food prep area and adjacent lot not being part of the Certificate of Occupancy of 519 Broome Street; it being unclear how a food prep area and adjacent seating can be located in a separate and distinct building lot but still be included as part of the instant application with there being no plans filed with DOB to conjoin the two zoning lots and no specific permission for use of the building for eating and drinking-related uses; and

vii. Whereas, the premises to be licensed was previously licensed under Anyway SoHo LTD dba Anyway Café (SN#1306122) from 2018 to 2020 with conditions on that license imposed by the NYSLA specifically including that the Eastern separate side lot, 517 Broome Street, was never to be used for outside dining, only for parking cars and that there be no sidewalk café; and

viii. Whereas, the Applicant, after stating that the adjacent lot was simply an extension of the 519 Broome Street premises, proposed removing the outdoor seating from the instant application, there being significant concerns that the Applicant would not relinquish the use of the adjacent lot as the Applicant is already operating their restaurant without the service of alcohol in that lot and its use is part of their method of operation, that lot not being permitted for an eating and drinking establishment; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Restaurant Wine License for **Mishka SoHo Inc dba Mishka SoHo, 519 Broome St 10013**; and

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

Vote: Unanimous, 39 Full Board Members in favor.

5. M588 Catering Group d/b/a Mangia, 588 Broadway 10012 (new RW–Restaurant)
(*previously unlicensed*)

i. Whereas, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing #1 to present an application to the NYS Liquor Authority for a new Restaurant Wine License to operate a restaurant serving made-to-order, farm-to-table meals in sustainable, eco-friendly packaging on the ground floor of a M1-5B- zoned, 12-story commercial building (c. 1900) on the Broadway between East Houston and Prince Streets (Block #511/Lot #8) the building falling within NYC LPC’s designated SoHo-Cast Iron Historic District and the Special SoHo-NoHo Mixed Use District; and

ii. **Whereas,** the ground floor storefront premises is approximately 1,835 sq. ft.; there are four (4) tables and 18 seats with one (1) bar and no seats for a total interior seated occupancy of 18 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed without operable doors or windows that open out to the sidewalk; there will be four (4) tables and eight (8) chairs on the sidewalk operating under the temporary Open Restaurants program without the service of alcohol; and

iii. **Whereas,** the hours of operation will be from 7 AM to 6 PM Mondays through Fridays, the premises will be closed Saturdays and Sundays; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen; and

iv. **Whereas,** the premises to be licensed was previously unlicensed and most recently operated as a Beauty Supply Store; and

- v. **Whereas**, there Applicant has three other outposts in Manhattan, the original opening in 1981, and is known for their sandwiches and bakery in addition to their catering business; the instant application originally being for the service of beer, wine and liquor and while the instant application is for the westernmost 1,835 sq. ft. of the ground floor fronting Broadway, the Applicant has leased a total of 10,000 sq. ft. on the ground floor, going east to Crosby Street; and
- vi. **Whereas**, there were concerns raised about the precedent of any sidewalk seating on Broadway, these sidewalks having some of the highest density of sidewalk foot traffic in CB2, Manhattan, this stretch of Broadway serving multiple bus stops and subway stations where just walking the sidewalk is often brought to “snail’s pace”; additional concerns being raised about any trash placed out on Broadway due to the congested nature of the sidewalk, the Applicant stating the trash would be put out on Crosby Street and receptacles brought back in soon after; and
- vii. **Whereas**, questions were raised by residents and the Committee regarding the need for an On-Premises Liquor License for sandwich shop with a significant “to-go” business and small on-premises seating, open weekdays only with 6 PM closing and the eventual overall use of the 10,000 sq. ft. premises, the Applicant stating future plans were to have a large bakery and retail shop in the Eastern part of the ground floor, fronting Crosby Street, operating independently from the instant application, there currently being no plans to add a separate catering kitchen to the premises; it being questionable how a full liquor license serves the public interest considering the described method of operation including the lack of a catering business operating out of the premises, the Applicant agreeing to downgrade the application to a Restaurant Wine license and thus is not subject to the public interest standard of the 500 Foot Rule; concerns and
- viii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:
1. Premise will be advertised and operated as a space offering made-to-order, farm-to-table meals in sustainable, eco-friendly packaging focused on artisanal Italian dishes as well as catering for large events.
 2. The hours of operation will be 7 AM to 6 PM Mondays through Fridays and closed Saturdays and Sundays. No patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any outdoor area for commercial purposes except for certified sidewalk café operating under the temporary Open Restaurants program located immediately adjacent to the storefront leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than four (4) tables and eight (8) patron seats. There will be no service of alcohol to the outdoor seating. No roadbed seating.
 5. All outdoor seating will close no later than 6 PM. All tables and chairs will be removed from the sidewalk at this hour. No exterior music, speakers or TVs
 6. Will play quiet ambient recorded background music only. 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 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.
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 not change principals prior to submission of original application to the NYSLA.
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 Restaurant Wine License in the name of **M588 Catering Group d/b/a Mangia, 588 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 Liquor License.

Vote: Unanimous, 39 Full Board Members in favor.

6. Amis79 LLC, 79 MacDougal St., Ground Fl/Basement 10012 (OP–Restaurant)

- i. **Whereas**, the Director of Operations and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Liquor License for a French-inspired fine dining restaurant located in ground floor of a R7-2-zoned, seven (7)-story, mixed-use tenement building (c. 1910) on MacDougal Street between Bleecker and Houston Streets (Block #526/Lot #28) located in the South Village Historic District; and
- ii. **Whereas**, the interior ground floor premises is approximately 2,400 sq. ft. with approximately 1,400 sq. ft. on the ground floor and 1,000 sq. ft. in the basement, the basement being accessed by an exterior sidewalk hatch with no patron access; there will be 18 tables with 54 seats and one (1) bar with ten (10) seats, for a total patron occupancy of 64 seats; there is one (1) entryway serving as patron ingress and egress and two (2) patron bathrooms; and
- iii. **Whereas**, the hours of operation will be from 5 PM to 12 AM Mondays through Fridays and 12 PM to 12 AM Sundays and Mondays; music will be quiet background only consisting of music from iPod/CDs except for 2x/year where they may be acoustic live music only (including up to one saxophone, no other horns or percussion). Live music will end no later than 9 PM; there

will be no dancing, DJs, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen; and

- iv. **Whereas**, the Applicant (who is the chef) and Director of Operations (a husband and wife team) operate two other well-regarded restaurants in Manhattan serving Korean food in collaboration with HAND Hospitality (Atoboy, opened in 2016 and Atomix, opened in 2018), the instant application will be a separate and different venture, specializing in French-inspired food; and
- v. **Whereas**, roadbed dining was included in the instant application to which residents raised significant concerns regarding the noise and trash quality of life impacts of an additional roadbed structure, this block being residentially zoned where outdoor seating had previously been prohibited, almost every single ground floor retail space becoming an eating and drinking establishment with either an existing or pending liquor license and outdoor seating over the past few years, the opposite side of the street consisting of mid-block ground floor apartments and residences also surrounded by eating and drinking establishments to the north and south, there being significant issues with patron noise and music from other nearby establishments, while residents were supportive of the Applicant there was no support for the outdoor dining aspect of the application, the area already being over-saturated with outdoor dining and wall-to-wall roadbed structures, the street being a narrow residential street, with roadbed structures additionally making it difficult for emergency vehicles to access the street promptly and another roadbed structure with outdoor patrons would significantly impact the existing noise level; and
- vi. **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 136 active licensed premises within 750 feet of the subject premises, in addition to 10 pending licenses, the Applicant removing the outdoor dining component from their application 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 full-service restaurant French-inspired restaurant with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 5 PM to 12 AM Mondays through Fridays and 12 PM to 12 AM Sundays and Mondays. 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 including any sidewalk café and/or roadbed seating for commercial purposes now or in the future.
 - 5. Will play quiet ambient recorded background music only with the exception of 2x/year where they may be acoustic live music only (including up to one saxophone, no other horns or percussion). Live music will end no later than 9 PM. No music will be audible in any adjacent residences at any time.
 - 6. Will not have televisions.
 - 7. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.

8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
9. Will 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 keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
15. Will not have any of the following: dancing, DJs, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades.
16. Will not change principals prior to submission of original application to the NYSLA.
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.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premises Restaurant Liquor License in the name of **Amis79 LLC, 79 MacDougal St., Ground Fl/Basement 10012** unless the statements presented by the Applicant are accurate and complete and that all the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 39 Full Board Members in favor.

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

- 7. 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 #1 Licensing Committee Meeting on August 1, 2023, the Applicant requested **to lay over** this application to September/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;

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, change in method of operation, 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 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, 39 Full Board Members in favor.

8. Organic Grill Inc d/b/a Organic Grill, 133 West 3rd St 10014 (RW–Restaurant) (Change in Method of Operation)

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on August 1, 2023, the Applicant requested **to lay over** this application to September/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;

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, change in method of operation, alteration, transfer or other changes to any existing license for **Organic Grill Inc d/b/a Organic Grill, 133 West 3rd St 10014 until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the 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, 39 Full Board Members in favor.

9. 219 Mulberry LLC dba Ruby’s, 219B Mulberry St 10012 (RW) (Alteration)

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on August 1, 2023, the Applicant requested **to lay over** this application to September/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;

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, change in method of operation, 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, 39 Full Board Members in favor.

10. Le Comptoir Inc dba Chateau Rouge, 137 Thompson St 10012 (TW) (previously unlicensed)

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

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, change in method of operation, alteration, transfer or other changes to any existing license for **Le Comptoir Inc dba Chateau Rouge, 137 Thompson 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, 39 Full Board Members in favor.

11. De Xiang Inc. dba Genki Omakase, 552 LaGuardia Pl, no 4 10014 (RW)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on August 1, 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;

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, change in method of operation, alteration, transfer or other changes to any existing license for **De Xiang Inc. dba Genki Omakase, 552 LaGuardia Pl, no 4 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, 39 Full Board Members in favor.

12. Cantiere NY LLC d/b/a Cantiere Hambirreria, 41 Kenmare St 10012 (TW)

Whereas, at this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on August 1, 2023, the Applicant's Attorney requested **to lay over** this application to September/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;

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, change in method of operation, alteration, transfer or other changes to any existing license for **Cantiere NY LLC d/b/a Cantiere Hambirreria, 41 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, 39 Full Board Members in favor.

13. 130 Bowery OPCO Tenant LLC, 130 Bowery 10013 (OP–Catering Facility)

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on August 1, 2023, the Applicant requested **to lay over** this application to September/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;

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, change in method of operation, alteration, transfer or other changes to any existing license for **130 Bowery OPCO Tenant LLC, 130 Bowery 10013 until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 39 Full Board Members in favor.

14. Felix Greene Street Soho LLC dba Felix Roasting Co., 145 Greene St 10012 (OP–Tavern)
(previously unlicensed)

Whereas, following this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on August 1, 2023 there were items that had not yet been resolved and the Applicant requested **to lay over** this application to September/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;

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, change in method of operation, alteration, transfer or other changes to any existing license for **Felix Greene Street Soho LLC dba Felix Roasting Co., 145 Greene 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, 39 Full Board Members in favor.

15. Grande Gusto Ristorante LLC, 188 Grand St 10013 (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on August 1, 2023, the Applicant requested **to lay over** this application to September/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, change in method of operation, alteration, transfer or other changes to any existing license for **Grande Gusto Ristorante LLC, 188 Grand 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, 39 Full Board Members in favor.

16. LH NYC LLC, 155 Bleecker St 10012 (OP–Restaurant)

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

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, change in method of operation, alteration, transfer or other changes to any existing license for **LH NYC LLC, 155 Bleecker St 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 39 Full Board Members in favor.

17. Juicerie LLC dba The Butcher's Daughter, 19 Kenmare St, Corner Store 10012 (OP–Restaurant) (Expansion into Municipal Property)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on August 1, 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;

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, change in method of operation, alteration, transfer or other changes to any existing license for **Juicerie LLC dba The Butcher's Daughter, 19 Kenmare St, Corner Store 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, 39 Full Board Members in favor.

18. Delice & Sarrasin LLC, 178 West Houston 10014 (RW–Restaurant)

- i. Whereas,** the Applicant and the Applicant’s Representative appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application for a Restaurant Wine license to operate a family-owned restaurant serving French vegan cuisine on the ground floor of a R7-2 /C1-5 overlay-zoned, six (6)-story walk-up building on West Houston between Sixth Avenue and Downing St. (Block #527/Lot #51), the building falling within NYC LPC’s designated Greenwich Village Historic District Extension II; and
- ii. Whereas,** the storefront premises is approximately 1,600 sq. ft. (approximately 1,000 sq. ft. on the ground floor and 600 sq. ft. in the cellar, the cellar being accessed via an internal staircase with no patron use of the cellar); there are approximately 16 tables with 32 seats and one bar with six (6) seats for a total seated occupancy of 38 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk but there are operable windows in the rear opening to the rear yard which will be kept closed at all times; and
- iii. Whereas,** the hours of operation will be from 10 AM to 12 AM Sundays through Saturdays (7 days a week); music will be ambient recorded background music only; there will be no: dancing, DJs, live music, promoted events, scheduled performances or cover fees, velvet ropes, movable barriers or security personnel; and
- iv. Whereas,** the premises to be licensed was previously licensed with a Restaurant Wine License under Houston Hospitality Group LLC dba Biamo (SN#1324972) from early 2022 with hours from 11 AM to 11 PM nightly with a NYSLA stipulation stating no outdoor seating, prior to that the premises was previously unlicensed; and
- v. Whereas,** the Applicant has been in operation and operating without a liquor license under the same DBA at 20 Christopher, also in CB2, since 2015, having relocated and opening at this new location in June/2023; and
- vi. Whereas,** the application originally heard in July/2023 included the use of the rear yard; local residents appeared in opposition to the use of the rear yard, the rear yard being surrounded by a donut of residential apartments, with sound from the rear yard causing adverse quality of life impacts on those residents; the Applicant unable to provide a certificate of occupancy or letter of no objection allowing for the use of the rear yard for an eating and drinking establishment, additional safety concerns were raised due to the lack of any plans showing appropriate egress; the Applicant returning this month for reconsideration of the application without the inclusion of the rear yard, local residents supporting the application as presented this month with no use of the rear yard; and

vii. Whereas, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and

viii. Whereas, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:

1. Premises will be advertised and operated as a full-service family-owned French vegan restaurant with the kitchen open and full menu items available until closing every night. with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 10 AM to 12 PM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
3. 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 temporary Open Restaurants program.
4. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
5. Will not have televisions.
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 not install or have French doors, operable windows or open facades/
9. Will not make changes to the existing façade except the installation of operable windows and to change signage and/or awning.
10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
12. Will 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 security personnel/doorman.
13. Will not change principals prior to submission of original application to the NYSLA.
14. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
15. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a Restaurant Wine License in the name of **Delice & Sarrasin LLC, 178 West Houston 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 NYSLA Liquor License.

Vote: Unanimous, 39 Full Board Members in favor.

19. Pier55, Inc and USE LI F&B Management LLC dba Little Island, Pier 55 Hudson River Park 10014 (OP–Public Park)

- i. **Whereas**, the Applicants and their Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for an upgrade of their Tavern Wine license (SN#1332421, exp. 4/30/25) to operate a three acre extension to the Hudson River Park, the extension of the existing public park being built upon cement pylons over the Hudson River, designated as Little Island, where a 689 seat waterfront Amphitheater has been built in addition to new park land, including trees, lawns, a myriad of walking pathways and stairs traversing a series of hills, a glade area with bleacher/grandstand style tier seating supplemented by a sloped grassy area immediately above it, in addition to multiple lookouts with views of the Hudson River and beyond, the park area being located across the West Side Highway or West Street generally south of West 14th across from the Meatpacking District and the southern end of the elevated High Line Park; and
- ii. **Whereas**, the Little Island extension to the Hudson River Park will have the same hours as the entire Park, operated by the Hudson River Park Trust, from 6:00 am to 1:00 am every day/night of the week; and
- iii. **Whereas**, except for one 344 sq. ft. section of the public park designated as the “Southwest Lookout”—the new park’s highest elevation—there may be service of alcoholic beverages throughout the entire three-acre park from 11 AM am to 12 AM Saturdays through Sundays (7 days a week); and
- iv. **Whereas**, there are currently four (4) customer bars located on Pier 55/Little Island for the sale of Alcoholic beverages, the first two being located in the “Main Plaza,” the third being located at the Glade area and the fourth located at the “Northwest Overlook” of the Little Island next to the Amphitheater; and
- v. **Whereas**, as part of the instant application in addition to the upgrade to an On-Premises Liquor License, the “Main Plaza” will be renamed “The Play Ground,” the fourth customer bar currently located in the “Northwest Overlook” will be moved to the rear of the amphitheater, a fifth bar will be added to “The Play Ground” for a total of three bars in “The Play Ground” and the service bar will be removed from the “Undercroft;” and
- vi. **Whereas**, all alcoholic beverages containing spirits will be served out of ready-to-drink cans of not more than 12 ozs. with an Alcohol by Volume (ABV) of 15% or less with the exception of 12x/year where there may be one specialty cocktail in addition to the ready-to-drink cans of cocktails, and that specialty cocktail may be of a higher ABV; and
- vii. **Whereas**, as drinking is permitted throughout the majority of the park, concerns were raised regarding the impact of the upgrade in connection with having open bars throughout the public park, the Applicant ensuring that was not their intention and that there would be no open bars when the park was open to the public, the service of spirits being limited to ready-to drink cans with the exception of when there may be specialty cocktails as stated in “vi.” above, those specialty cocktails being limited to one type per occurrence; and
- viii. **Whereas**, with the method of operation being as stated above, it appears there will not be an expansion of the impacts of drinking throughout the public park and therefore there was no discussion of a reduction in hours of the service of alcohol or other methods of mitigation of

impacts; and

ix. 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. No alcohol will be sold before 11 AM.
2. There will be five (5) Point of Sale (“POS”) locations where alcoholic beverages will be available for sale to the public as per diagrams attached.
3. There are three (3) POS in the Main Plaza; one (1) POS in the Glade; and one (1) POS in the rear of the Amphitheatre.
4. All alcoholic beverages containing spirits will be sold in ready-to-drink cans of not more than 12 ozs. with an ABV of 15% or less with the exception of item #5.
5. Not more than 12x/year there may be the addition of one (1) specialty cocktail available in addition to the ready-to drink cans of cocktails.
6. At no time will there be an open bar at any of the POS locations when open to the public.
7. No alcoholic beverages may be brought into or taken out of Little Island.
8. No pitchers of beer or bottles of wine will be sold or permitted.
9. All permitted and fund-raising events at Little Island will be announced and scheduled in advance, such schedule being published to the general public consistent with the terms of its lease agreement with the Hudson River Park Trust.
10. Permitted events and scheduled events will be those described in Pier 55 Inc.’s lease agreement with the Hudson River Trust, such agreement and terms therein being incorporated into this stipulation agreement for that limited purpose.
11. Permitted events in the amphitheater POS will end by midnight.
12. Permitted events will be open to the public. There may also be fund raising events as permitted by the lease that may be private.
13. Little Island will engage an outside New York State licensed security company with properly trained staff. Will have 24/7 security cameras and two blue light tower assistant call boxes maintained by the NYPD. It will be staffed with year-round park supervisors and park attendants during all park operating hours and will have 2 security personnel during the peak summer season 10 PM – 6 AM Monday to Sunday, and 1 security guard 2 PM – 10 PM Wednesday to Sunday. Someone will be on site 24/7 all year.
14. Little Island will always employ Park Staff to monitor the premises when it is open. Staff, including security, will be attired to be easily identifiable by the public.
15. No patron or customer will be allowed to order or purchase more than one alcoholic drink at a time. Staff will ID patrons as required.
16. There will be no happy hour.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Liquor License in the name of **Pier55, Inc and USE LI F&B Management LLC dba Little Island, Pier 55 Hudson River Park 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 NYSLA Liquor License.

Vote: Unanimous, 39 Full Board Members in favor.

20. Sappesuk LTD dba Sappe, 240 W 14th St 10011 (OP–Restaurant)

- i. Whereas,** the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application for a new On-Premises license to operate a full-service Thai restaurant focusing on Thai street food in the “ping yang” tradition located in a subsurface, below grade level basement storefront of a C6-2A -zoned, four (4)-story walk-up building on 14th Street between Seventh and Eighth Avenues (Block #618/Lot #13); and
- ii. Whereas,** the ground floor premises is approximately 4,500 sq. ft. consisting of 3,500 sq. ft. in the basement and 1,000 sq. ft. in the cellar, the two floors connected by an interior stairway with no patron use of the cellar; there will be approximately 18 tables and 36 seats and one (1) bar with ten (10) seats for a total seated patron occupancy of 46 and maximum occupancy of 125 persons; the premises has one (1) door which for patron ingress and egress and four (4) patron bathrooms; and
- iii. Whereas,** the hours of operation will be from 12 PM to 11 PM Sundays through Thursdays and 12 PM to 12 AM Saturdays and Sundays; 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 are operable doors on 14th Street that will be kept closed at all times; there is no rear yard, sidewalk café or roadbed seating or other exterior area for the service of alcohol; and
- iv. Whereas,** the premises to be licensed was previously operated as a full service restaurant known as Crispo’s (2000–2020), which operated with closing hours of 11 PM during the week and 11:30 PM on the weekends, following that it was operated by 240 West 14th St Corp dba Death By Pizza who never obtained a liquor license for the premises; and,
- v. Whereas,** the Applicant appeared in July/2023 with the same application except it included the use of the rear yard of the adjacent but separate building known as 242 West 14th Street (Block #618 / Lot #12), a certificate of occupancy from 2008 being presented for the 240 West 14th St building which allows for restaurant occupancy and use of the interior only in the basement, but not for any exterior space; no certificate of occupancy or permit was produced for the ancillary outdoor rear yard which is located in the rear of the next door building known as 242 West 14th St., the Certificate of occupancy for 242 West 14th St. showing no permitted commercial outdoor uses; residents in the adjacent building wrote in objection to any use of the rear yard, their apartments directly overlooking the yard and having been negatively impacted by its illegal use of the rear yard by the prior occupant; the Applicant had requested in July/2023 to layover the application to August/2023 in order to establish that the use of the rear yard is permitted and demonstrate proper soundproofing and diagrams; and
- vi. Whereas,** the Applicant returned this month August/2023 but was unable to provide a Certificate of Occupancy or Letter of No Objection or any other permit showing the use of the adjacent 242 West 14th St. rear yard was legal, the rear yard being located in a separate building lot, there being serious safety concerns about proper egress, the Applicant choosing to move forward with the application without the use of the rear yard or inclusion in the diagramed premises; and
- vii. Whereas,** this application being subject to the 500 foot rule requiring the Applicant to

demonstrate that public interest and public convenience would be served by the granting of a liquor license at this location, where there already is a significant number of licensed establishments in the immediate area, there being 50 active licensed premises within 750 feet of the subject premises, in addition to 7 pending licenses, the Applicant having reasonable closing hours with background music only and having been operating another restaurant in Manhattan seemingly without complaints, with the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

viii. Whereas, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, 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 full-service Thai restaurant serving Thai street food in the “ping yang” tradition with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be from 12 PM to 11 PM Sundays through Thursdays and 12 PM to 12 AM Saturdays and Sundays. 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 temporary 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 cellar of licensed premises.
9. Will not make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations and will 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, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades or doorman or security personnel.
14. Will not change principals prior to submission of original application to the NYSLA.
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 On-Premises Restaurant Liquor License in the name of **Sappesuk LTD dba Sappe, 240 W 14th St 10011** unless the statements presented by the Applicant are accurate

and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous, 39 Full Board Members in favor.

21. 11 Sushi Kai Inc, 11 Barrow St 10014 (RW–Restaurant Wine)

- i. Whereas,** the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for an Restaurant Wine License to operate an Omakasee sushi restaurant on the ground floor and cellar of a R6/C1- 5-zoned, eight (8)-story mixed-use building (c. 1897) on Barrow Street between West 4th Street and 7th Avenue South (Block #590/Lot #7502) the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. Whereas,** the ground floor premises is approximately 600 sq. ft.; there will be one (1) bar with 15 seats for a total seated patron occupancy of 15; the premises has one (1) door for patron ingress and egress and one (31) bathroom; and
- iii. Whereas,** the hours of operation will be from 5 PM to 10 PM Sundays through Thursdays and 5 PM to 11 PM Fridays and Saturdays; music will be quiet background music only consisting of music from iPod/CDs/streaming services; there will be no: dancing, DJs, promoted events, scheduled performances or cover fees, velvet ropes or movable barriers; and
- iv. Whereas,** the premises to be licensed was previously licensed under Rockmei Inc dba Rockmeisha (SN# 1156197) with a similar method of operation; and
- v. Whereas,** this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and
- vi. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:
 - 1. Premises will be advertised and operated as a full-service Omakeese-style sushi restaurant with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 5 PM to 10 PM Sundays through Thursdays and 5 PM to 11 PM Fridays and Saturdays. No patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of 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 temporary 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 install or have French doors, operable windows or open facades.
9. Will not make changes to the existing façade except the installation of operable windows and to change signage and/or awning.
10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
12. Will 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 security personnel/doormen.
13. Will not change principals prior to submission of original application to the NYSLA.
14. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
15. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premises Restaurant Liquor License in the name of **11 Sushi Kai Inc, 11 Barrow St 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous, 39 Full Board Members in favor.

22. AW Hospitality LLC, d/b/a TBD, 244 West 14th Street 10014 (OP–Restaurant)
(renotification)

- i. **Whereas**, in March/2021 the Applicant appeared before Community Board 2, Manhattan’s SLA Committees #1 & #2 to present an application to the NYS Liquor Authority for a new On-Premises Liquor License to operate a full service, high-end steakhouse restaurant in the ground floor and basement of a C6-2A-zoned, 2-story commercial building (c. 1920) on West 14th Street between 7th and 8th Avenues (Bock #618/Lot #10); and
- ii. **Whereas**, at its March/2021 full board meeting, CB2, Manhattan unanimously approval of their application conditioned provided the statements presented by the Applicant were accurate and complete and that the conditions and stipulations agreed to by the Applicant remained incorporated into the "Method of Operation of the SLA On-Premises License ([CB2, Manhattan March/2021 SLA resolutions](#)); and
- iii. **Whereas**, the Applicant was unable to move forward at the NYSLA at that time and on July 17/2023, CB2 Manhattan received renotification of their intention to move forward with the application no change in principals or method of operation; the application affirming this by re-signing stipulations and confirming the principals; and
- iv. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of

the On-Premises Liquor License, with those stipulations as follows:

1. Premise will be advertised and operated as a high-end steakhouse on both floors of the premises, with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be from 12:00 PM to 12:00 AM Sundays through Tuesdays and 12:00 PM to 2:00 AM Wednesdays through Saturdays. No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not have televisions.
5. Will not operate a backyard garden or any outdoor area for commercial purposes.
6. Will not have a sidewalk café now or in the future.
7. Will play quiet ambient recorded background music only throughout entire licensed premise with the exception of private parties in the basement, at which time there may be occasional live music (acoustic only – no brass or percussion) and/or a DJ. No music will be audible in any adjacent residences anytime.
8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
9. Will not install or have French doors, operable windows or open façades.
10. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk. No patron lines/ID checks on sidewalk. ID/Security checks to take place inside licensed premises.
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, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doorman.
17. Will not change any principals prior to submission of original application to SLA.
18. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
19. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a new On-Premises Restaurant Liquor License in the name of **AW Hospitality LLC, d/b/a TBD, 244 West 14th Street 10014** unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous, 39 Full Board Members in favor.

23. 78 5th Avenue Kafeneio Inc. dba Ariston Flowers & Cafe, 78 5th Ave 10011 (TW–Flower Shop with Ancillary Café)

- i. **Whereas**, the Applicants and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #2 in July/2023 to present an application to the NYS Liquor Authority for a new Tavern Wine 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**, prior the CB2, Manhattan's July/2023, the Applicant was unable to reach a compromise on the requested live music and insisted on having percussion and amplified microphones; therefore, the recommendation was to deny the application, which recommendation was approved by CB2, Manhattan at its July/2023 full board meeting ([CB2, Manhattan July/2023 SLA resolutions](#)); and
- iii. **Whereas**, on August 28/2023 the Applicant had executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the "Method of Operation" of the On-Premises Liquor License, that stipulation agreement had been supplied to the Applicant following the July/2023 CB2, Manhattan Committee meeting, with those stipulations as follows:
1. Premise will be advertised and operated only as a flower shop and coffee bar / wine bar with light food throughout hours of operation.
 2. Will not operate as a "bar," the primary use is as a flower shop and café.
 3. The hours of operation will be from 9 AM to 10 PM on Sundays, 7:30 AM to 11 PM Mondays through Wednesdays and Thursdays, 7:30 AM to 12 AM Thursdays through Saturdays. (NO patrons will remain after stated closing time.)
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes except for sidewalk café consisting of not more than four (4) tables and eight (8) seats. There will be no service or consumption of alcohol in the sidewalk seating.
 5. All outdoor seating will close no later than 5 PM. All tables and chairs will be removed from the sidewalk at this hour. No exterior music, speakers or TVs. No roadbed seating.
 6. Will play quiet ambient recorded background music only. There may be acoustic live jazz (no horns or percussion) consisting of not more than 3 persons with no amplification or microphones up to 2x/week. All live music will end by 9 PM. No music will be audible in any adjacent residences at any time.
 7. Will not have televisions.
 8. Will close for private parties not more than 6x per year.
 9. Service of alcohol is by wait staff to seated patrons only.
 10. Will close all doors at all times, allowing only for patron ingress and egress.
 11. Will not install or have French doors, operable windows or open facades.
 12. Will not make changes to the existing façade except to change signage or awning.
 13. Will comply with NYC Department of Buildings Regulations and 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. Will not have any of the following: dancing, DJs, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades or security personnel / doormen.
 16. Will not change principals prior to submission of original application to the NYSLA.
 17. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to

herein.

18. Will appear before CB2, Manhattan prior to submitting plans for permanent sidewalk or roadbed dining.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a new On-Premises Restaurant Liquor License in the name of **78 5th Avenue Kafeneio Inc. dba Ariston Flowers & Cafe, 78 5th Ave 10011** unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous, 39 Full Board Members in favor.

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

24. RH NY Guesthouse LLC & RH NY Guesthouse F&B LLC dba RH, 55 Gansevoort St. 10014 (OP-Hotel with Restaurant) (Change in Method of Operation)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on August 3, 2023, the Applicant requested to withdraw this application, 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;

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, change in method of operation, 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 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, 39 Full Board Members in favor.

25. ReBoot West Village LLC, 101 7th Ave South 10014 (RW-Restaurant) (previously unlicensed)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on August 3, 2023, the Applicant requested to lay over this application to September/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;

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, change in method of

operation, alteration, transfer or other changes to any existing license for **ReBoot West Village LLC, 101 7th Ave South 10014** 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, 39 Full Board Members in favor.

26. Sofia's Bagels LLC dba Hudson Bagels, 535 Hudson St 10014 (RW)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on August 3, 2023, the Applicant requested to lay over this application to September/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, change in method of operation, alteration, transfer or other changes to any existing license for **Sofia's Bagels LLC dba Hudson Bagels, 535 Hudson St 10014** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the 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, 39 Full Board Members in favor.

27. People's NYC LLC, 113 West 13th St 10011 (OP-Tavern)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on August 3, 2023, the Applicant requested to lay over this application to September/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, change in method of operation, alteration, transfer or other changes to any existing license for **People's NYC LLC, 113 West 13th St 10011** 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, 39 Full Board Members in favor

28. Par Avion Group LLC dba Par Avion, 37 Carmine St 10014 (OP-Bar/Tavern)

Whereas, during this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on August 3, 2023, the Applicant requested **to lay over** this application to September/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;

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, change in method of operation, alteration, transfer or other changes to any existing license for **Par Avion Group LLC dba Par Avion, 37 Carmine St 10014 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the 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, 39 Full Board Members in favor.

29. Sedona Club Inc, 39 Clarkson St, 6th Fl and rooftop 10014 (OP–Private Members Club)

Whereas, during this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on August 3, 2023, the Applicant requested **to lay over** this application to September/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;

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, change in method of operation, alteration, transfer or other changes to any existing license for **Sedona Club Inc, 39 Clarkson St, 6th Fl and rooftop 10014 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, 39 Full Board Members in favor.

STANDING SEPTEMBER 2022 COMMITTEE REPORTS:

CANNABIS LICENSING

Item #1 Robin Hood Cannabis, LLC d/b/a Dagmar. (Applicant), 412 West Broadway St., NY, NY 10012 (New Dispensary)

1. **Whereas**, Robin Hood Cannabis, LLC d/b/a Dagmar. was granted a provisional license under the [Conditional Adult-Use Retail Dispensary \(CAURD\) program](#) to sell retail cannabis, approved by the [New York State Cannabis Control Board](#) (OCM), and issued by the [New York State Office of Cannabis Management](#) (CCB) on [date]; and
2. **Whereas**, §119.2 10(b) [Proposed Adult-Use Cannabis Regulations](#) Authorizes municipalities to “have 30 days from the receipt of the notification from an applicant to express an opinion for or against the granting of such registration, license or permit application, and any such opinion shall be part of the record upon which the Office makes its recommendation to the Board to grant or deny an application”, and that this resolution shall serve as Community Board 2 Manhattan’s expression of that opinion regarding this license; and
3. **Whereas**, section §119.2 Authorizations for Municipality Rulemaking Of the NYS 9/12/202 [Adult-Use Cannabis Regulations](#) empowers municipalities to enact “permissible time, place, and manner restrictions” related to the “time, place and manner” of cannabis retail dispensaries and on-site consumption sites operations; and
4. **Whereas**, the Licencess, appeared before Community Board 2, Manhattan’s CLC Committee to present plans for a new Adult-Use Retail Dispensary in a commercial building at 412 West Broadway; and
5. **Whereas**, the storefront was previously a jewelry/keepsakes store, but has been vacant since 2016.
6. **Whereas**, this application, being subject to proximity rules, as defined by §119.4 of the Adult-Use Cannabis Regulations, the subject premises is not within 1000 feet of any licensed cannabis establishments, 500 feet of buildings exclusively used as schools, or within 200 feet of buildings used exclusively as houses of worship;
7. **Whereas**, the dispensary will utilize the ground and cellar level of the storefront premises, which is a mid-block location, on the south side of West Broadway, with a main entry door between Prince Street to the north and Spring Street to the south; and
8. **Whereas**, the ground level storefront has approximately 400 square feet of retail space, a 300 sq. ft. storage cellar with an employee restroom. The mezzanine and 3rd floors will be offices.
9. **Whereas**, the Applicant has no plans to structural make changes to the facade, and signage will be per OCM’s [Store Exterior and Outdoor Areas](#) guidelines (p 20, #26); and
10. **Whereas**, uniformed security will manage customer queues and steward the sidewalk in front of the premises to ensure pedestrian access; and
11. **Whereas**, a Certificate of Occupancy was provided by the Department of Buildings; and
12. **Whereas**, no music or sound will be audible in any adjacent residences at any time; and
13. **Whereas**, the Applicant has conducted significant outreach and positive engagement within the immediate community, which included residents, community groups, neighboring businesses and the local precinct council; and
14. **Whereas**, listed below are the details of the establishment’s operations as presented to Community Board 2 CLC Committee in the Applicant’s questionnaire and live testimony concerning the premises, as follows:
 - A. The premises will operate as a dispensary selling cannabis products per state law.
 - B. The dispensary’s retail operating hours are 10:00AM-9:00PM 77hrs/week). No patrons will remain after the stated closing times.
 - C. Decorative exterior planters will be removed from the sidewalk for interior storage outside of operating hours.
 - D. No sound will be audible in any adjacent residences at any time.
 - E. Will keep doors closed other than ingress and egress.
 - F. Patron ingress/egress will be through the front doors at 412 West Broadway only, and the dispensary security will prevent loitering and ensure that only individuals engaging in activity, expressly or by necessary implication, permitted by the Cannabis Law are allowed to remain on the premises of the licensee.
 - G. Will have uniformed security personnel managing the queue, checking the IDs of patrons, and will utilize stanchions and ropes as necessary.
 - H. Will appear before CB2, Manhattan before submitting any changes to the stipulations agreed to herein as they comply with State regulations.

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **approval** of the new Adult-Use Retail Dispensary License for Robin Hood Cannabis LLC d/b/a Dagmar at 412 West Broadway, NY, NY 10012, provided that the above-stated conditions A-H as agreed to by the Applicant *“be part of the record upon which the Office makes its recommendation to the Board”* per §119.2 10(b) of the [Proposed Adult-Use Cannabis](#)

Vote: Passed, with 38 Board Members in favor, and 1 recusal (M. Metzger)

LANDMARKS AND PUBLIC AESTHETICS

1. *1 Bond St. – Application is to replace windows on the alley (west) side of the building and install three transom windows above top floor existing windows.

Whereas:

- A. The building is a distinguished, intact individual landmark, worthy of special consideration with respect to its preservation and any exterior alterations should do no harm to its existing condition; and
- B. The 4’ x 3’ windows are proposed to be installed in the west facade above a row of three top-floor large windows facing an alleyway and are obliquely viewable from a public thoroughfare; and
- C. The three windows introduce an unwelcome intervention and asymmetrical fenestration pattern to the apparently original strictly symmetrical facade configuration; and
- D. The applicant made vague references to the possibility that there had been similar windows in the past and provided neither documentation nor photographs to support this view and there was testimony from Village Preservation that they had not found such documentation; and
- D. The applicant did not present a proposal for the window replacement noted in the application description; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Denial** of the three windows as an unwelcome intrusion into the intact side facade of an individual landmark; and
- B. Review by the Commission of any proposed window replacement and that the applicant come before the CB2 Manhattan Landmarks Committee for a public hearing provided that the replacements cannot properly be approved by the Commission staff.

Vote: Passed, with 37 Board members in favor, and 2 in opposition (C. Dignes, R. Kessler)

2. *77 Bleecker St. – Application is to replace windows on the Broadway and Mercer St. elevations and establish a Master Plan regarding window replacement.

Whereas:

- A. The building’s facade is in pristine condition and appears to retain its original design throughout; and
- B. The existing condition is a random assortment of non-historic windows which are represented by the applicant as being in poor condition and not in compliance with energy efficient regulations; and

- C. Throughout the facade, the replacement is proposed to be outward opening casement windows whose design is intended to replicate a double-hung historic design and conform to energy efficiency regulations; and
- D. The casement windows have no historical precedent for a building of this design and, when open, will unacceptably intrude on the overall appearance; and
- E. The applicant represented that the cost of replacing the windows with historic double hung windows is prohibitive, the necessary interior work associated with their installation would unduly disturb the shareholder occupants, and that double hung windows are not available that meet energy standards; and
- F. There was testimony from knowledgeable members of the Committee that double hung windows that meet energy standards are indeed available and that those of unusual size could be fabricated; and
- G. Numbers of NoHo and SoHo buildings of similar design have carried out window replacements with satisfactory double hung windows; now

Therefore be it resolved that CB2, Manhattan recommends **denial** of the application for installation of casement windows and that the replacement be of double hung windows in a historic design appropriate to the building.

Vote: Passed, with 36 Board members in favor, 2 in opposition (C. Dignes, R. Kessler), and 1 recusal (Z. Roberts).

3. *130 Bank St. - Application is to install new steel deck at first floor level over existing cellar extension, including new pavers, steel structure, railings and stair access to interior stair hallway, replace one window with a door to the stair, and add new lighting at exterior façade.

- A. A deck with simple modern metal railing is to be added atop an existing extension; and
- B. An existing window in a mid-level stair landing is to be lowered to provide a door to access the deck and a simple metal spiral staircase is to provide access to the deck; and
- C. The railing and stairs design are utilitarian modern and have no relationship to the historic house and neighborhood; and
- D. The stair and a portion of the railing are clearly visible from a public thoroughfare; and
- E. The applicant represented that it is not possible to provide access to the deck from the lower floor, eliminating the need for a stair, when it is clear from the cross-section provided by the applicant that with minimal alteration to the deck, such access could be provided; now

Therefore be it resolved that CB2, Manhattan recommends denial of the application as an unwelcome intrusion of non-historic elements to the building, especially in that they are clearly visible from a public thoroughfare and that there are other possibilities to providing access to the proposed deck.

Vote: Passed, with 37 Board members in favor, and 2 in opposition (C. Dignes, R. Kessler)

4. *17 Barrow St. Application is to install a metal gate at the stoop entrance.

(withdrawn)

PARK & WATERFRONT

A Resolution in Support of New Yorkers for Parks’ advocacy push to increase maintenance and operations funding for parks to 1% of the City Budget.

WHEREAS:

1. Adam Ganser, executive director of New Yorkers for Parks, came to Manhattan Community Board 2’s Parks & Waterfront Committee meeting on September 6th, 2023 to make a presentation in support of its 1% for NYC Parks funding initiative.
2. New Yorkers for Parks presented their perspective that there is a need to correct severe neglect that our parks are suffering and how dedicating 1% of the City Budget could help alleviate this extensive problem.
3. Parks and open spaces provide numerous benefits to communities, including promoting physical and mental health; providing spaces for community gatherings and events; improving air quality, climate resiliency and cooling; and enhancing the overall quality of life for residents.
4. Well-maintained parks mitigate the impact of the urban “heat island” effect and can protect people from heat waves and reduce summer energy use. They also absorb rainfall, reduce flooding and recharge drinking water supplies, while saving energy for water management.
5. Many of our City’s parks and open spaces have experienced neglect and underfunding, resulting in deteriorating conditions and limited programming options.
6. The 1% for Parks campaign proposes that the City dedicate 1% of the City’s annual budget towards parks and green spaces, ensuring adequate funding for staffing, operations, maintenance, and other critical needs.
7. Many large U.S. cities allocate more than 1% of their city budgets to parks, which has resulted in significant improvements in those communities. For example, San Francisco spends 1.6% of its municipal budget on parks, Los Angeles spends 2.9%, Chicago 4.3% and Minneapolis 5.3% percent.
8. The 1% for Parks campaign has garnered widespread support from community organizations, advocacy groups, and residents who recognize the importance of these spaces to the health and well-being of our community.

THEREFORE, BE IT RESOLVED that Manhattan Community Board 2:

1. Fully supports the 1% for Parks campaign and urges our elected officials to allocate this increased funding in the New York City budget.
Believes that investing in parks and open spaces is essential to creating a healthy, vibrant, and sustainable environment for all residents.
2. Calls on our elected officials to prioritize parks and open space in budget decisions in order to ensure that each and every community in New York City has access to safe, clean, and well-maintained parks and open spaces.

Vote: Unanimous, with 39 Board Members in favor.

QUALITY OF LIFE: STREET ACTIVITIES

1. **9.15.23 – The Ordinary x Sephora (sponsor: The RHO Collective, LLC), *WEST Broadway bet. Prince & Spring Sts. [partial sidewalk closure]**

9.15.23 – The Ordinary x Sephora (sponsor: The RHO Collective, LLC), 9th Ave. bet. W. 12th & 13th Sts. (in front of 27 9th Ave. Sephora) [partial sidewalk closure-north]

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 **The Ordinary x Sephora**.

Vote: Unanimous, with 39 Board Members in favor.

2. 9.19.23 – On My Proactiv Journey Consumer Activation (sponsor: Department of Wonder, Inc.), Astor Place Plaza (South) [full]

Whereas, the applicant wishes to stage an activation on Tuesday, September 19th, on the Astor Place Plaza to promote the cosmetic brand Proactiv; and

Whereas, the installation will consist of a photo backdrop, a step-and-repeat wall, a chalk wall, and a branded tote bag giveaway; and

Whereas, the event will not feature amplified sound or food/beverages; and

Whereas, the applicant has copied members of the Village Alliance BID on communications with SAPO, but has not coordinated with the BID in an in-depth manner; and

Whereas, the proposed event, being scheduled for a Tuesday, would directly conflict with the weekly Greenmarket which takes place on Tuesdays on the Astor Place Plaza, a fact about which the applicant was unaware; and

Whereas, CB2 continues to oppose the use of public plaza space for purely commercial activations, especially when the applicant has no connection to CD2; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **On My Proactiv Journey Consumer Activation**.

Vote: Unanimous, with 39 Board Members in favor.

3. 9.19.23 – World Animal Protection 2023 (sponsor: Promobile Kitchen), Washington Sq. No. bet. 5th Ave. & Macdougall St. [curb lane only]

Whereas, World Animal Protection, a 501c(3) non-profit organization supporting animal welfare, has partnered with mushroom food brand Meati to stage a food truck activation promoting a diet less dependent on animal products; and

Whereas, the activation will consist of an environmentally-friendly food truck parked in the north curb lane of Washington Square North between 5th and Macdougall; and

Whereas, the truck is expected to arrive around 8:30 AM, serving food from 11 AM – 3 PM, and departed by 4 PM; and

Whereas, high-top tables as well as an informational table will be placed in the curb lane alongside the truck; and

Whereas, the event will not feature amplified sound; now

Whereas, the applicant intends to use a rope and stations for line management if needed; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval of World Animal Protection 2023, provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 39 Board Members in favor.

- 4. 9.21.23 – Dewy Dumpling Delights (sponsor: Tenfour Group, LLC), 1) Prince St. bet. Greene & Mercer Sts. [partial sidewalk closure-No.]; 2) West Broadway bet. Prince & Spring Sts. [partial sidewalk closure-E.]; 3) Bowery bet. E. Houston & Prince Sts. [partial sidewalk closure-So.]**

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 Dewy Dumpling Delights.**

Vote: Unanimous, with 39 Board Members in favor.

- 5. 9.22.23 – Doritos Food Truck – Bleecker St. (sponsor: Event Permits, LLC), Bleecker St. bet. LaGuardia Pl. & Thompson St. [curb lane only-So.]**

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 Doritos Food Truck – Bleecker St.**

Vote: Unanimous, with 39 Board Members in favor.

- 6. 9.29.23 – Lavazza (sponsor: Nick D’Apice), Broadway bet. Bleecker & W. Houston Sts. [curb lane closure, partial sidewalk closure-E.]**

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 Lavazza.**

Vote: Unanimous, with 39 Board Members in favor.

- 7. 9.30.23 – West Side Fest (sponsor: Meatpacking District Management Association), Gansevoort/13thSts./Gansevoort Pedestrian Plaza [full]**

Whereas, the Meatpacking BID, in collaboration with cultural institutions and businesses located in the Meatpacking District, is seeking to hold the inaugural “West Side Fest” on Saturday, September 30th; and

Whereas, the event will be free and open to the public and is designed to be an event celebrating the Meatpacking District and cultural institutions on the west side of Manhattan such as the Whitney Museum and the High Line; and

Whereas, as part of the event, the applicant wishes to stage an activation of the Gansevoort Plaza in order to raise awareness around the participating cultural institutions and businesses; and

Whereas, the activation will consist of a small 10' x 10' tent on the east side of the plaza, featuring live musical performances, a 10' x 15' tent on the west side of the plaza featuring meatpacking BID staff handing out information on participating local businesses and cultural institutions, and a portrait artist ; and

Whereas, the hours of the activation will be from 11 AM to 5 PM; and

Whereas, the event will not feature any food or beverages; and

Whereas, the majority of the plaza will remain open throughout the event for use by the public; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **West Side Fest**, **provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 39 Board Members in favor.

8. 10.6.23 (Setup & Start Date)- 10.7.23 (End Date & Breakdown) Olay Serum Swap @ Target (sponsor: DotDash Meredith), Broadway bet. E. Houston & Prince Sts. [sidewalk & curb lane closure-E.]

Whereas, cosmetics brand Olay, in partnership with retailer Target, seeks to stage a curbside activation in the curb lane in front of the Target store on Broadway, near the corner of Houston Street; and

Whereas, the activation will be free and open to the public, with an 8' x 70' footprint, and will provide the opportunity for customers to attend and trade in their old bottles of Olay serum for a brand new bottle of Olay "super serum"; and

Whereas, in addition to the Olay bottle swap, the activation will feature a photo moment, sampling / demo station, as well as a step-and-repeat wall; and

Whereas, the activation is targeted to take place over two days, October 6th and 7th, with setup beginning at 8 AM on the 6th, and with the activation running from 2 PM – 7 PM on the 6th and from 10 AM – 3 PM on the 7th, and breakdown complete by 7 PM on the 7th; and

Whereas, 15 brand ambassadors are expected to be on site for line management, as well as security on site during the activation and overnight; and

Whereas, the event will not feature amplified sound; and

Whereas, the applicant stated that they expected up to 4,000-5,000 guests at the event over the two day period, despite the application being for a "medium" street event with fewer than 1,000 attendees; and

Whereas, concern was expressed by community and board members over the disruption that such a large event would cause, running on a Friday and Saturday on one of the busiest corners of Soho; and

Whereas, concerns were expressed specifically around pedestrian safety, as large crowds generated by the event would be likely to force pedestrians to walk in the street; and

Whereas, holding the event inside the Target store or at a less busy corner would be a more appropriate location for such an activation; now

Whereas, the applicant intends to use a rope and stations for line management if needed; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial of Olay Serum Swap @ Target.**

Vote: Unanimous, with 39 Board Members in favor.

9. 10.6.23 (Start Date – 10.7.23 (End Date & Breakdown) Fragrance Launch Activation (sponsor: IDEKO), 13th/14th/Gansevoort Pedestrian Plaza [full]

Whereas, consumer brand Burberry is seeking to hold an activation on the Gansevoort Plaza to raise awareness of a new Burberry fragrance being launched; and

Whereas, the applicant stated that they had updated the SAPO activation to reflect a 5-day (October 5th – 9th) period instead of a two day period, with October 5th being a load-in day, the activation running from October 6th – 8th, and October 9th being a load-out day; and

Whereas, as part of the activation, the applicant seeks to build a large, circular, wavy structure, meant to be reminiscent of the “grasslands of the Serengeti”; and

Whereas, guests would be able to enter the structure and engage with the brand through watching a commercial, speaking with brand ambassadors and getting samples; and

Whereas, the applicant plans to maintain space for passers-by to walk around the outside of the structure, though the structure would take up most of the plaza; and

Whereas, the activation will not feature amplified sound outside of the structure; and

Whereas, the activation will include 2 security guards at all times as well as around 10-12 brand ambassadors, and a sanitation team on site; and

Whereas, the proposed activation will impact the plaza for 5 days in a row, a significantly larger impact than even other large commercial events which have been previously staged on the Gansevoort Plaza; and

Whereas, CB2 continues to oppose the use of Gansevoort Plaza for purely commercial activations; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial of Fragrance Launch Activation.**

Vote: Unanimous, with 39 Board Members in favor.

10. 10.7.23 – Malbon Golf NY One-Year Anniversary (sponsor: Malbon Golf), Crosby St. bet. Groome & Grand Sts. [full street closure]

Whereas, the applicant is seeking to organize a block party in celebration of the one year anniversary of the opening of the Malbon Golf store, consisting of a golf simulator, taco truck, food stand on the street and beer served inside the Malbon store; and

Whereas, the applicant will have amplified sound from 2 PM to 6 PM with speakers on the street and a DJ booth; and

Whereas, the applicant plans to have security on site during the event and a licensed bartender in the Malbon store; and

Whereas, multiple members of the community appeared to testify that the prior year's block party was exceedingly loud, that the event blocked access to a building on the block, and that the event staff was rude and inconsiderate to neighbors; and

Whereas, the applicant had not conducted any outreach to the members of the community and did not present any testimony, written or spoken, in favor of the event; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Malbon Golf NY One Year Anniversary**.

Vote: Passed, with 38 Board Members in favor, and 1 in opposition (C. Dignes)

11. 10.11.23 – Triangle Fire Memorial Dedication (sponsor: Remember the Triangle Fire Coalition, Inc), 1) Washington Pl. bet. Washington Sq. E. & Broadway [full street closure]; 2) Greene St. bet. W. 4th St. & Waverly Pl. [full street closure]

Whereas, the applicant is dedicating the memorial to the Triangle Shirtwaist Factory Fire, an installation long planned and approved by CB2's Landmarks committee in 2018; and

Whereas, the applicant seeks a full street closure from 5 AM to 3 PM, with the event taking place from 11 AM-12 PM, with breakdown complete by 3 PM; and

Whereas, the memorial has significant cultural & historical value to the community as a commemoration of the historic fire which took place in 1911; and

Whereas, the proposed street closures are concentrated on two streets (Greene & Washington Pl) which due to dead ends at 8th Street, Washington Sq, and Broadway respectively do not carry significant through traffic; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Triangle Fire Memorial Dedication, provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 39 Board Members in favor.

12. 10.12.23 (Start Date) – 10.15.23 (End Date & Breakdown) Meatpacking by Design (sponsor: Meatpacking BID) Gansevoort/13th Sts./Gansevoort Pedestrian Plaza [full]

Whereas, the sponsor is seeking an installation of a public art sculpture of the dimensions 40'x20'x15' as part of the Archtober festival celebrating architecture & design in New York City; and

Whereas, installation would take place from 10.10-10.12, with breakdown on 10.19; and

Whereas, the sculpture would occupy ~40% of the pedestrian plaza, with the sponsor maintaining the rest of the plaza for public use during the installation period; and

Whereas, the sculpture would include a public seating area and be open to passersby; and

Whereas, the sculpture would host informational lectures on design & architecture, and these lectures would be open to the public free of charge; and

Whereas, these lectures would use amplified sound at a low volume and no music; and

Whereas, in keeping with the committee's stance on use of pedestrian plazas, this event would both maintain use of the plaza for the public and provide cultural information free of charge; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Meatpacking by Design**, **provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 39 Board Members in favor.

13. 10.21.23 – P.S.3 Fall Fest (sponsor: School Community Council John Melser Charrette School PS 3), Grove St. bet. Bedford & Hudson 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 **P.S.3 Fall Fest**.

Vote: Unanimous, with 39 Board Members in favor.

14. 10.26.23 (Start Date) – 10:30.23 (End Date)– Feastables Shopify Launch (sponsor: Set Creative), Greene St. bet. Prince & W. Houston Sts. [sidewalk & street closure-W.]

Whereas, Shopify and Feastables are partnering to create an event celebrating the success of the Feastables brand on Shopify, featuring a scavenger hunt inside the Shopify event space on Greene St; and

Whereas, the event will take place from 10.26 to 10.28; and

Whereas, the event will be open only to guests with pre-purchased tickets, with 60 guests per hour, consisting of 6 groups of 10 entering every 10 minutes from 10 AM to 8 PM each day; and

Whereas, the event will take place entirely inside the Spotify event space, with the street being used for the queue, a photo stand, and a restroom; and

Whereas, there will be will be no amplified sound on the street; and

Whereas, there will be at least 16 security staff on hand to direct the queue and control crowds; and

Whereas, the Feastables brand was started by and owned by the YouTube celebrity Mr. Beast, who has a following of 180MM+; and

Whereas, due to the fame of Mr. Beast, there was concern voiced on the committee about the size of the crowd that may show up to enter the event, with the applicant admitting they expected people without tickets to show up; and

Whereas, this is a private commercial event that does have any cultural or historical significance in the community; and

Whereas, multiple community members voiced concerns over traffic, noise and excessive crowds; and

Whereas, despite the applicant stating that they were working with the 1st Police Precinct, a representative of the 1st Precinct Community Council testified that the Precinct was unaware of the event and had not been contacted; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Feastables Shopify Launch**.

Vote: Unanimous, with 39 Board Members in favor.

FYI: Renewals

15. 9.19.23 – National Voter Registration Day (sponsor: NYC Civic Engagement Commission), Washington Sq. No. bet. 5th Ave. & University Pl. [sidewalk & curb lane closure-No.]
16. 9.19.23 – National Voter Registration Day (sponsor: NYC Civic Engagement Commission), LaGuardia Pl. bet. Washington Sq. So. & W. 3rd St. [sidewalk & curb lane closure-No.]
17. 10.1.23 – Cycle for the Cause (sponsor: LGBT Community Center), W. 13th St. bet. Greenwich & 7th Aves. [full street closure]
18. 10.7.23 – 4th Avenue Fair (sponsor: Avenues for Justice), 4th Ave. bet. E. 9th & E. 14th Sts. [full street closure]
19. 10.15.23 – Neighborhood Sidewalk Sale (sponsor: Neighborhood Sidewalk Sale), 6th bet. Bedford & Downing Sts. [partial sidewalk closure-W.]
20. 10.28.23 – Astor Place Fair (sponsor: 9th Precinct Community Council), Astor Pl. bet. Broadway & Lafayette 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.

Vote: Unanimous, with 39 Board Members in favor.

21. 11.11.23 – Village Fall Fair (sponsor: Basilica of St Patricks Old Cathedral), Broadway bet. E. 8th & E. 14th [full street closure]

Whereas, members of the committee wished to invite the applicant to present at a future meeting in order to hear more details and ask questions regarding this event; now

Therefore Be It Resolved that CB2 Manhattan recommends that **Village Fall Fair** be **laid over** to a future meeting.

Vote: Unanimous, with 39 Board Members in favor.

SCHOOLS & EDUCATION

Resolution in Support of Streamlined Middle School Admissions for Education District 2

1. **Whereas**, in recognition of the significance of equitable access to quality education for all students within District 2 (D2), CB2 has consistently passed resolutions and letters in support of the elimination of admissions screens for intermediary schools including;
 - *Resolution in Support of Eliminating Screens for District 2 Middle School Admissions For Fall 2021 and Using New York State Integration Grant Funds to Enhance These Changes for Subsequent Admissions Years*¹
 - *Community Board 2 Letter to Support Middle School Admissions Policy November 17, 2022*²
2. **Whereas**, NYC DOE Chancellor David Banks is quoted as saying he is “not a big believer in screens.”³; and
3. **Whereas**, the previous system of screened admissions placed undue burdens on families such as convoluted rubrics, metrics and requirements that varied school to school, further exacerbating educational inequalities; and
4. **Whereas**, in 2020 NYC announced sweeping changes to middle and high school application process that included the suspension of enrollment barriers including test scores and other academic “screens” to select students⁴; and
5. **Whereas**, in 2021, NYC announced 2022-23 admissions policies that extended the pause on middle school academic screens; and
6. **Whereas**, Chancellor Banks directed the superintendents of each of the city’s 32 geographic districts to engage the community to determine whether middle schools would use screened admissions⁵; and
7. **Whereas**, after extensive community engagement, District 2 Superintendent Kelly McGuire implemented a simplified middle school admissions process for the academic years 2023-2024; and
8. **Whereas**, District 2 schools should reflect the demographic and academic diversity of the district; and
9. **Whereas**, this unscreened middle school admissions process has resulted in improvements in demographic and academic diversity in some of the most sought-after middle schools in district 2⁶; and
10. **Whereas**, District 2 Superintendent McGuire's revised middle school admissions policy has helped all students have increased access to rigorous and accelerated instruction, addresses "scarcity" concerns, establishes honors programs and access to Regents-level coursework in every school, allowing more students’ participation in these curricula.⁷; and

¹ <https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/2022/11/01-January-2021-Full-Board-Minutes.pdf>

² [CB2-Letter-to-Support-MS-Admissions](#)

³ <https://ny.chalkbeat.org/2021/12/14/22834144/nyc-middle-high-school-admissions-changes-2022>

⁴ <https://ny.chalkbeat.org/2020/12/18/22188384/changes-nyc-school-application-process>

⁵ <https://ny1.com/nyc/all-boroughs/news/2022/09/29/city-changes-admissions-process-for-middle-schools--selective-high-schools>

⁶ [Demographic-Snapshot-2018-2023](#)

⁷ <https://twitter.com/456trainMama/status/1585273875113431040/photo/2>

11. **Whereas**, this streamlined admissions process addressed challenges for families still grappling with the lingering impacts of the pandemic face; and
12. **Whereas**, admissions screens criteria might include without limitation: state test scores, course grades, attendance, punctuality, and behavior; and
13. **Whereas**, last year's transition to unscreened middle school admissions has begun to level the educational landscape by prioritizing the development and elevation of all students over a mere sorting process; and
14. **Whereas**, The D2 community, comprising parents, educators, students, and community members, has consistently and emphatically supported the discontinuation of middle school admissions screens; and
15. **Whereas**, this support has been demonstrated through various initiatives;
 - Educators for an End to Middle School Screening: 585 educators, 113 parents - including 14 of 16 District 2 middle school principals⁸
 - Call to Permanently End Middle-School Screens 45 organizations, 469 students, parents, educators, and community members⁹
 - Support for D2 Superintendent McGuire, 169 parents, educators, and community members¹⁰

Now, Therefore, Be It Resolved, CB2 firmly and resolutely endorses and supports Superintendent McGuire's continued leadership in fostering a streamlined middle school admissions process for the academic year 2023-2024.

Vote: Unanimous, with 39 Board Members in favor.

SLA LICENSING 1

1. **Felix Greene Street Soho LLC dba Felix Roasting Co., 145 Greene St 10012** (New OP–Tavern)
(previously unlicensed)
 - i. **Whereas**, the Applicant and the Applicant's Representative appeared before Community Board 2, Manhattan's SLA Licensing Committee #1 to present a new application for a Tavern Wine license to operate a luxury café and coffee shop on the ground floor of an M1-5A/R7X-zoned, eight (8)-story mixed-use building on Greene Street between East Houston and Greene St. (Block #514/Lot #7505), the building falling within NYC LPC's SoHo-Cast Iron Historic District and the Special SoHo-NoHo Mixed Use District; and
 - ii. **Whereas**, the storefront premises is approximately 1,200 sq. ft. (approximately 650 sq. ft. on the ground floor and 550 sq. ft. in the cellar, the cellar being accessed via an internal staircase with no patron use of the cellar); there are approximately 13 tables with 25 seats and one bar with no (0) seats for a total interior seated occupancy of 25 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
 - iii. **Whereas**, the hours of operation will be Sundays from 8 AM to 10 PM, Mondays through Saturdays from 9 AM to 10 PM; music will be quiet background music only from iPod/CDs/streaming services; there may be private parties of not more than 20/year; there will be no: dancing, DJs, live music,

⁸ https://docs.google.com/document/d/1QAVva-Qg8FmMukoiaA_xJny49z8YOsM4y89IVB5vjts/edit

⁹ https://www.nyappleseed.org/wp-content/uploads/End-MS-Screens-Permanently_Oct82022-1.pdf

¹⁰ <https://docs.google.com/document/d/1fy4kviuUgge6yvvlemPcGBJnMDRIBITiEdgnXPEqdnU/edit?usp=sharing>

promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen; and

- iv. **Whereas**, there will be a sidewalk café located adjacent to the building leaving a clear path of 8' and consisting of six (6) tables and 18 patron seats on East Houston Street only; all sidewalk seating will end at 8 PM Sundays through Thursdays and 10 PM Fridays and Saturdays; and
- v. **Whereas**, the premises to be licensed was previously unlicensed and operated as a Bubble Milk Tea Shop; and
- vi. **Whereas**, the Applicant had been operating with an On-Premises Liquor License and with the same method of operation at 104 Greene Street from November/2021 until January/2023 (Felix Green Street SoHo LLC dba Felix Roasting Co SN#1330133) with approval from the NYSLA despite CB2, Man.'s denial recommendation ([CB2, Manhattan June/2020 full board](#)); a committee member spoke to the crowding of the sidewalk due to their sidewalk café seating arrangement and piling of trash by the roadbed structure at the prior location creating an eyesore, that the neighbors were pleased when area could finally get cleaned up once the roadbed structure was gone, the Applicant apologizing for the way they had been operating during the pandemic, stating there would be no roadbed area associated with the instant application, a nearby resident to the instant application also expressing concern about sidewalk lines and trash, 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 Tavern Liquor License, with those stipulations as follows:
 - 1. Premise will be advertised and operated as advertised and operated as a café focused primarily on high-end premium coffee with the addition of evening cocktails with less than a full service kitchen, but will serve food during all hours of operation.
 - 2. The hours of operation will be 8 AM to 10 PM, Mondays through Saturdays from 9 AM to 10 PM Sundays. No patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. Will not operate a backyard garden or any outdoor area for commercial purposes except for sidewalk café located immediately adjacent to the storefront leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than six (6) tables and 18 patron seats. No roadbed seating.
 - 5. All outdoor seating will close no later than 8 PM Sundays through Thursdays and 10 PM Fridays and Saturdays. All tables and chairs will be removed from the sidewalk at this hour. No exterior music, speakers or TVs. No roadbed seating.
 - 6. All service of alcohol to the sidewalk seating will be by waitstaff only. Patrons will not bring drinks to outside seating area.
 - 7. All trash pick up will occur on Houston Street.
 - 8. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
 - 9. Will not have televisions.
 - 10. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 - 11. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 - 12. Will not install or have French doors, operable windows or open facades.
 - 13. Will not make changes to the existing façade except to change signage or awning.

14. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
15. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed.
16. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
17. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
18. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
19. Will not change principals prior to submission of original application to the NYSLA.
20. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
21. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk, roadbed or other outdoor seating; and

viii. 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 both Community Board 2 and in the immediate area, there being 32 active licensed premises within 750 feet of the subject premises, in addition to 3 pending licenses, the application being for the service of beer, wine and spirits for a coffee shop with 42% of its seating on the sidewalk, the Applicant agreeing to all of the above stipulations and therefore meeting the public interest; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a On-Premises Restaurant Liquor License in the **Felix Greene Street Soho LLC dba Felix Roasting Co., 145 Greene 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 Liquor License.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

- 2. Davida 1 Inc dba Marcellino, 178 Mulberry St aka 388 Broome St 10012 (OP–Restaurant) (Transfer)**
 - i. Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Liquor License to operate a full-service Italian restaurant on the ground floor of a C6-2G-zoned seven (7)-story tenement-style residential building (c. 1900) on the northeast corner of Mulberry and Broome Streets (Block #480 / Lot #1), the building falling within the Special SoHo-NoHo Little Italy District; and
 - ii. Whereas**, the ground floor premises is approximately 1,750 sq. ft.; (875 sq. ft on the ground floor and 875 sq. ft. in the cellar, the cellar being accessed by a sidewalk hatch and used for storage purposes only), there will be 15 tables and 32 seats and one bar with ten (10) seats for a total seated patron occupancy of 42 and a maximum legal occupancy of 74 persons; the premises has one (1) entry which will serve as patron ingress and egress on Mulberry Street with an additional door for egress on Broome Street and one (1) bathroom; and

- iii. **Whereas**, the premises to be licensed has operated under the same DBA name since approximately 2018, this being a transfer of the business from the current owners who have been in operation at the location since 2014 with an On-Premises Liquor License (Sud 123 Inc, SN#1305656, exp. 12/31/2024) to the their son with the only change in method of operation being an extension of hours on Fridays and Saturdays from midnight to 1 AM, the Applicant being a principal in another nearby restaurant since 2018 (New Zoe 21 Inc, SN#1281635, 244 Mulberry St); and
- iv. **Whereas**, the hours of operation will be from 10 AM to 12 AM Sundays, 11 AM to 12 AM Mondays through Thursdays, 11 AM to 1 AM Fridays and 10 AM to 1 AM Saturdays; music will be quiet background music only consisting of music from iPod/CD's/streaming services; there will be no: dancing, DJs, promoted events, scheduled performances or cover fees, velvet ropes or movable barriers, or security personnel; and
- v. **Whereas**, there will be a sidewalk café immediately adjacent to the storefront on Broome Street leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than 7 tables and 15 patron seats with no sidewalk seating on Mulberry Street; seating will follow the same layout as the DCWP-approved sidewalk café for the previous operator; all outdoor seating will close no later than 10 PM Sundays through Thursdays and 11 PM Fridays and Saturdays as was previously approved; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the On-Premises Restaurant Liquor License, with those stipulations as follows:
 - 1. Premises will be advertised and operated as a full-service Italian restaurant with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be from 10 AM to 12 AM Sundays, 11 AM to 12 AM Mondays through Thursdays, 11 AM to 1 AM Fridays and 10 AM to 1 AM Saturdays. No patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café located immediately adjacent to the storefront on Broome Street leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than 7 tables and 15 patron seats. No sidewalk seating on Mulberry Street. Seating will follow the same layout as the DCWP-approved sidewalk café for the previous operator (Sud 123 Incorporated dba Ciao SN#1305656). All service will be by wait staff. No roadbed seating.
 - 5. All outdoor seating will close no later than 10 PM Sundays through Thursdays and 11 PM Fridays and Saturdays. All tables and chairs will be removed from the sidewalk at this hour. No exterior music, speakers or TVs
 - 6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 - 7. Will not have televisions.
 - 8. Will close all doors and windows at 10PM every night, allowing only for patron ingress and egress.
 - 9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 - 10. Will not make changes to the existing façade except to change signage or awning.
 - 11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 - 12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.

13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
14. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
15. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
16. Will appear before CB2, Man, for alteration to license if changes are sought to the previously approved sidewalk seating, or if roadbed or other outdoor seating is sought in the future; and

vii. Whereas, this application being subject to the 500 foot rule requiring the Applicant to demonstrate that public interest and public convenience would be served by the granting of a liquor license at this location where there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being 101 active licensed premises within 750 feet of the subject premises, in addition to 6 pending licenses, the Applicant’s history and familiarity of operating restaurants in the immediate neighborhood, the method of operation remaining the same and agreed upon stipulations establishing public interest; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a On-Premises Restaurant Liquor License in the **Davida 1 Inc dba Marcellino, 178 Mulberry St aka 388 Broome 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 Liquor License.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

3. LH NYC LLC, 155 Bleecker St 10012 (OP–Restaurant)

- i. Whereas,** the Director of Operations and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Liquor License for a English-inspired breakfast and lunch restaurant located in the ground floor of a R7-2 with a C1-5 overlay-zoned, four (4)-story, mixed-use building (c. 1835, renovated 2014) on the northwest corner of Bleecker and Thompson Streets (Block #539/Lot #35), the building falling within NYC LPC’s designated South Village Historic District; and
- ii. Whereas,** the ground floor premises is approximately 2,100 sq. ft. with approximately 1,300 sq. ft. on the ground floor and 800 sq. ft. in the basement, the basement being accessed by an interior stairway and being used for storage and patron bathroom access, there being no service of alcohol to patrons in the basement; there will be 17 tables with 52 seats and one (1) bar with seven (7) seats for a total patron occupancy of 59 seats with a maximum legal occupancy of 74 persons; there is one (1) entry which will serve as patron ingress and egress at the corner of Bleecker and Thompson Streets with an additional door for egress on Thompson Street and two (2) bathrooms; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there will be no outdoor seating; and
- iii. Whereas,** the hours of operation will be from 8 AM to 10 PM Sundays through Saturdays (7 days a week), with operations usually closing by 8 PM, the 10 PM closing being for private parties; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen; and

- iv. **Whereas**, the storefront premises was previously operated since 2020 with an On-Premises license as Citizens of Bleecker LLC (SN#1323941) and from 2016–2020 as 155 Bleecker PB LLC and Pig Beach BBQ LLC (SN#1294276); and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the On-Premises Restaurant Liquor License, with those stipulations as follows:
1. Premises will be advertised and operated as an English-inspired breakfast and lunch restaurant focused on high-quality and freshly sourced ingredients with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 8 AM to 10 PM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 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 service of alcohol to any portion of the basement of licensed premises. Patron use is for bathroom access only.
 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 will 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, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades.
 15. Will not change principals prior to submission of original application to the NYSLA.
 16. Will appear before CB2, Man. 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 any permanent sidewalk, roadbed or other outdoor seating.
- vi. **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 are a significant number of licensed establishments in Community Board 2 and in the immediate area, there being 112 active licensed premises within 750 feet of the subject premises, in addition to 11 pending licenses, the method of operation being similar to past licensees with the hours of operation being reasonable, the Applicant executing a stipulations agreement with Community Board 2 Manhattan for the sole purpose of establishing public interest, and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premises Restaurant Liquor License in the name of **LH NYC LLC, 155 Bleecker St 10012** **unless** the statements presented by the Applicant are accurate and complete and that all the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

4. Boni Restaurant LLC dba Boni & Mott, 238 Mott St 10012 (New RW–Restaurant) (*previously unlicensed*)

- i. **Whereas**, the Applicants appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for a new Restaurant Wine license for a full-service, family-oriented Mediterranean restaurant located on the ground floor of a C6-2 zoned, six (6)-story tenement-style residential building (c. 1900) on Mott Street between Prince and Spring Streets (Block #493 / Lot #13), the building falling within the designated Special Little Italy District; and
- ii. **Whereas**, the storefront premises is roughly 1,400 sq. ft. with approximately 700 sq. ft. on the ground floor and 700 sq. ft. in the basement, the basement being accessed by both an interior stairway and exterior sidewalk hatch, there is no patron use of the basement; there will be 9 tables with 33 seats and one (1) bar with three (3) seats for a total patron occupancy of 36 seats; there is one (1) entryway serving as both patron ingress and egress and one (1) bathroom; and
- iii. **Whereas**, the hours of operation will be from 10 AM to 12 AM Sundays, 11 AM to 12 AM Mondays through Wednesdays and 11 AM to 1 AM Thursdays through Saturdays; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, no live music, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and
- iv. **Whereas**, the premises had previously been operating as three separate retail shops, the instant application being to combine the three stores into one restaurant and install operable French doors across the street frontage, the Applicant who has had other establishments in the area (Tava Café dba Balzem SN#1276835) agreeing to close those doors by 10 PM nightly; the instant application also included 10 tables and 20 seats on the sidewalk, there currently being no program through which to apply for sidewalk seating, the applicant providing no diagram or measurements of the tables, sidewalk or any obstructions, the sidewalk width measuring approximately 9' at the location, it being unclear if proper passage could be maintained for pedestrians, the Applicant agreeing to return to the Community Board if they decide to go forward with sidewalk seating in the future; and
- v. **Whereas**, concerns were raised about the loss of three small retail spaces and that they were being replaced with another eating and drinking establishment, where there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being 81 active liquor licenses within 750 feet and an additional 3 pending licenses within this same area, with the removal of the sidewalk seating from the instant application, the additional concerns over any sidewalk seating on the narrow sidewalk were eliminated at this time, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and

incorporated into the method of operation of the new Restaurant Wine License, with those stipulations as follows:

1. Premises will be advertised and operated as a family-oriented neighborhood Mediterranean restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 10 AM to 12 AM Sundays, 11 AM to 12 AM Mondays through Wednesdays and 11 AM to 1 AM Thursdays through Saturdays. No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of 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.
5. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
6. Will not have televisions.
7. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
9. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
10. Will provide a Letter of No Objection permitting eating and drinking for store front premises proposed to be licensed prior to issuance of license.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.”
12. 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.
13. Will not change principals prior to submission of original application to the NYSLA.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Will appear before CB2, Man. for alteration to license prior to submitting plans for any permanent sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for a new Restaurant Wine License for **Boni Restaurant LLC dba Boni & Mott, 238 Mott St 10012**, unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the NYSLA Liquor License.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

5. Organic Grill, Inc., 133 W. 3rd St. 10012 (RW – Restaurant) (Change in Method of Operation)

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a Change in Method of Operation to their Restaurant Wine Liquor License (SN#1346335, exp 11/30/23) to operate a family oriented Vegan restaurant on the ground floor of a R7-2 zoned 4-story, mixed-use building (c. 1900) on West 3rd Street between MacDougal Street and Sixth Avenue (Block #543/Lot #67), the building falls within NYC LPC’s designated South Village Historic District; and

- ii. **Whereas**, the Applicant came before Community Board 2, Manhattan in May/2022 after relocating from the East Village where they had been operating a Vegan restaurant under the same DBA for the past twelve years, the Community Board recommending approval of the application with hours of operation from 12 PM to 12 AM Sundays through Saturdays (7 days a week); quiet background music only consisting of music from iPod/CDs; no dancing, DJs, live music, promoted events, scheduled performances or cover fees; and
- ii. **Whereas**, the instant application is to add live music, poetry readings and comedy nights to the venue, the Applicant admitting that they had already been having those performances listed on their calendar and occurring for many months not realizing they had signed stipulations stating there would be no performances; concerns were raised by the committee regarding competition with the significant number of long-standing comedy and performance venues in addition to bars with live music already existing on the block, the Applicant stating the performances are by members of the local Vegan restaurant community and are a means of bringing that community together, there are no fees or cover charges and they are very casual in nature; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:
 1. Premises will be advertised and operated as a full-service, family-oriented vegan restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 12 PM to 12 AM Sunday through Saturday (7 days a week). No patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
 4. Will not operate a backyard garden or any outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
 5. Will play quiet ambient recorded background music only except there may be acoustic, non-amplified music (no brass, percussion or piano) consisting of not more than three (3) performers between the hours of 6 PM and 9 PM. No music will be audible in any adjacent residences anytime.
 6. All performances will be end by 9 PM and may consist of comedy and/or poetry readings as well as acoustic music.
 7. Will not have any televisions.
 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 9. Will not install or have French doors, operable windows or open facades.
 10. Will not make changes to the existing façade except to change signage or awning.
 11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 14. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
 15. Will appear before CB2, Manhattan prior to submitting any 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, Man. recommends **denial** of the application for a Change in Method of Operation of the existing Restaurant Wine License in the name of **Organic Grill, Inc., 133 W. 3rd St. 10012**, **unless** the statements presented by the Applicant 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 NYSLA Liquor License.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

6. Little Rest, LLC, dba Raf’s, 290 Elizabeth St. 10012 (OP – Restaurant) (Change in Method of Operation, Alteration)

- i. **Whereas**, the Applicant and Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an Alteration and Change in Method of Operation to their existing On-Premises Restaurant Liquor License (SN#134376, exp. 12/31/24) to the existing French Italian bistro and bakery located in a four (4)-story tenement building with ground floor retail (c. 1878) on Elizabeth Street between West Houston to the south and Bleecker Street to the north (Block #521/Lot #64) in Greenwich Village, the building falling within NYC LPC’s designated NoHo East Historic District; and
- ii. **Whereas**, the Applicant has been in operation at this location since January/2023, the original application being heard by CB2, Manhattan in December/2021; and
- iii. **Whereas**, the Alteration Application is to increase the number of ground floor tables from 12 to 18, increasing the number of seats from 41 to 44, decrease the size of the customer bar and reduce the bar seats from 14 to 8, add a private dining area in the cellar consisting of one (1) table and 20 seats as well as a service bar, the total seated occupancy increasing from 55 seats to 72 seats and a maximum legal occupancy of 74 persons; in addition the ground floor restroom has moved from the north of the premises to the south of the premises and the door to the residential hallway has been removed; and
- iv. **Whereas**, the Change in Method of Operation is to change the use of the cellar from storage to patron use and request closing hours of 2 AM for private/special events; and
- iii. **Whereas**, when the Applicant originally appeared before CB2, Manhattan in December/2021 the board unanimously recommended denial of the application in large part due to closing hours of midnight and 1 AM as opposed to 11 PM on a small, quiet, primarily residential block and the quality of life impacts the later hours would have on the adjacent residents, the NYSLA approving the application with the current hours of 9 AM to 12 AM Sundays through Thursdays and 9 AM to 1 AM Fridays and Saturdays; and
- iv. **Whereas**, concerns were again raised regarding late hours with the instant Change in Method of Operation application requesting a 2 AM closing when there are events, resulting in 72 persons leaving the premises at around the same time, after midnight, the noise of patrons gathered outside as they say goodnight and the traffic congestion of for-hire vehicles congregating pick up departing patrons, the Applicant reluctantly agreeing to keep the hours for private/special events the same as those for the regular operation of the restaurant; and

- v. **Whereas**, the hours of operation will continue to be from 9 AM to 12 AM Sundays through Thursdays and 9 AM to 1 AM Fridays and Saturdays with no exceptions for private/special events; music will be quiet background only consisting of music from iPod/CDs/streaming services); there will be no dancing, no DJs, no live music, no promoted events, no scheduled performances, no cover fees or promoted events, no velvet ropes or metal barricades, no security personnel and no use of the outdoor area for commercial purposes; and
- vi. **Whereas**, the Applicant had stated both this month and at their initial meeting with CB2 Manhattan, in addition to materials presented to the NYSLA, that they would handle the building's trash pick up so as not to have residential refuse placed outside their restaurant, residents commenting that they were unaware of the building's new trash procedures since the Applicant took over responsibility for the building's trash; and
- vii. **Whereas**, the applicant specifically did not inform the most impacted residents living immediately above their premises both in the front and rear of the building and other residents of the building in which they are located of the instant application and their plans despite claims of being a good neighbor and professional operator, instead utilizing the standing request for all applicants in CB2 to reach out to ALL immediately impacted residents to only reach out to neighbors who support the instant application thereby undermining the intent of the request for public outreach by CB2; there being testimony and written submission from those immediately impacted receiving no notice from the applicant despite having their homes in the same building and outlining outstanding issues, concerns and objections which have not been resolved; the applicant also presented letters in support from other immediate residents who they had reached out to directly; and
- viii. **Whereas**, following this month's CB2, Manhattan SLA1 committee meeting, but prior to CB2's Full Board meeting, it was brought to the Committee's attention that the Applicant held a private event with security, rope lines and tables and chairs on the sidewalk adjacent to their storefront serving gelato, with for-hire vehicles blocking the street causing quality of life issues for residents; the Applicant attesting to no outdoor activity not only in their application to CB2 but in their application to the NYSLA as well; CB2 Manhattan presenting the Applicant with the standard stipulation used when there is no outdoor seating applied for with the application stating "Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating," the Applicant wanting to quantify that they will only stipulate to not using the outdoor for the service of food and alcohol, the Applicant previously stating to secure their initial liquor license application on all questionnaires and statements to both CB2, Manhattan and the NYSLA, including in their 500' statement to the ALJ, that there is no outdoor use and therefore no impact on the local community; and
- ix. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the On-Premises Restaurant Liquor License, with those stipulations as follows:
1. Premises will be advertised and operated as an upscale French-Italian restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 9 AM to 12 AM Sunday through Thursdays and 9 AM to 1 AM Fridays and Saturdays. No patrons will remain after stated closing time.
 3. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.

4. Will play quiet ambient recorded background music only, inclusive of any private parties or events, so as not to cause a disturbance in any adjacent residences at any time.
5. Will have not more than six (6) private events per year (full closure of restaurant) which will end by 12 AM Sunday to Thursday and 1 AM Fridays and Saturdays.
6. There will be no exceptions to any stipulation for private events.
7. Patron use of cellar will be for guests in the Private Dining Room only and service will be to seated guests only.
8. Will use the main entrance to Raf's for patron access to the cellar Private Dining Room.
9. Will work with building management to ensure clarity to all building residents regarding building trash operations including bulk item disposal. The licensee has made an agreement with building management to store and include residential trash as part of their commercial waste instead of utilizing NYC Department of Sanitation services for residential building.
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, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or security personnel.
14. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
15. Will appear before CB2, Man. for alteration to license prior to submitting plans for any permanent sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that Community Board 2, Man. recommends **denial** of the application for a Change in Method of Operation and Alteration Application of the existing On-Premises Restaurant Liquor License in the name of **Little Rest, LLC, dba Raf's, 290 Elizabeth St. 10012**, **unless** the statements presented by the Applicant 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 NYSLA Liquor License.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

7. **Tartinery W3, LLC dba Tartinery, 233 Thompson Street aka 78 W. 3rd St. 10012** (RW–Restaurant)
 - i. **Whereas**, the Applicant and Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #1 to present an application for a new Restaurant Wine License to operate a French sandwich shop serving tartines and salads on the ground floor of an R7-2 with a C1-5 overlay zoned 4-story, residential building (c. 1900) on Thompson Street between West 3rd and Bleecker Streets (Block #543/Lot #67), the building falls within NYC LPC's designated South Village Historic District; and
 - ii. **Whereas**, the premises was previously licensed with a Tavern Wine license (SN# 1303099) as part of a larger space by Irving Farm Coffee Roasters from 2017–2019, with fixed windows and no outdoor seating, which was preceded by two storefronts comprised of a deli and a laundromat, both of which served the surrounding local community; and
 - iii. **Whereas**, the ground floor storefront is roughly 2,400 sq. ft. (1,200 sq. ft. on the ground floor and 1,200 in the cellar, the floors connected by two interior staircases with no patron use of the cellar);

there will be 18 tables with 46 seats and one (1) bar with 11 seats for a total patron occupancy of 57 seats and a maximum legal occupancy of 74 persons; there is one (1) entry which will serve as patron ingress and egress and two (2) bathrooms; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and

- iv. **Whereas**, the hours of operation will be from 8 AM to 12 AM Saturdays and Sundays and 7 AM to 12 AM Mondays through Fridays; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no: dancing, DJs, promoted events, scheduled performances or cover fees, velvet ropes, movable barriers and no security personnel/doormen; and
- v. **Whereas**, the Applicant came before CB2 Manhattan's SLA Licensing Committee in November/2021 for an On-Premises Liquor License at this location but with the inclusion of the corner storefront located at the southwest corner of West 3rd and Thompson Streets, currently, and at that time, occupied by Irving Farm coffee, to operate three distinct businesses under one license with one business operating out of the cellar and there being co-mingling of the two ground floor business, in addition to the inclusion of an excessive amount of outdoor seating (98 seats) at which time CB2, Manhattan unanimously recommended denial of the application ([November/2021 SLA resolutions](#)); and
- vi. **Whereas**, following CB2, Manhattan's denial resolution the Applicant chose to move forward with a Restaurant Wine application in 2022 because they could not afford to wait the lengthy NYSLA processing time for an On-Premises Liquor License, bypassing a hearing with CB2, Manhattan; the Applicant receiving a temporary license for Restaurant Wine (SN#131667) but received a deficiency notice on their NYSLA application which prompted a new 30-day notice for a Restaurant Wine license to be sent to CB2, Manhattan in July/2023, the Applicant then laying over the application from August/2023 to September/2023; and
- vii. **Whereas**, the instant application no longer includes the approximately 600 sq. ft. northern corner part of the premises currently occupied by Irving Farm Coffee, there having been a wall built to separate the corner space from the southern part of the storefront that is accessed via doors on Thompson Street, the cellar currently shared by the Applicant and Irving Farm Coffee being one large space and not delineated by a wall, the cellar storage of alcohol by the Applicant being in a location that may be accessed by Irving Farm Coffee and therefore not permitted by the NYSLA; and
- viii. **Whereas**, the instant application includes both sidewalk seating consisting of 12 seats and roadbed seating consisting of 34 seats for a total of 46 exterior seats; the Applicant failed to apply for a permit for outdoor sidewalk or roadbed seating under the Temporary Open Restaurant program before the temporary program stopped receiving application on August 3, 2023 and has not been able to apply to any permanent program because the program has not commenced, but has nevertheless been seating customers on the sidewalk and serving alcohol to them without having secured permission from the City of New York for the utilization of Municipal Space for outdoor seating or permission from the NYSLA for the service of alcohol because there is no permit or permission to use the sidewalk space; the applicant stated that they believed they were able to use permission granted to another licensed entity previously located in that location (Irving Farm Coffee) to both use the sidewalk and serve alcohol, that clearly not being allowed; and
- ix. **Whereas**, the Applicant stating they would not install any roadbed seating at this time and would cease the service of alcohol to the exterior premises, agreeing that when a program is announced in the future, the applicant will return to CB2 prior to submitting applications or plans for permanent outdoor seating to both the City and NYSLA and agreed that any future outdoor seating would close no later 10 PM; and

x. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:

1. Premises will be advertised and operated as a full-service French sandwich shop serving tartines, sandwiches and salads with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 8 AM to 12 AM Saturdays and Sundays and 7 AM to 12 AM Mondays through Fridays. No patrons will remain after stated closing time.
3. The applicant does not have a permit for outdoor sidewalk or roadbed seating. Applications are no longer being accepted under the temporary Open Restaurants program. When a program is announced in the future, the applicant will return to CB2 prior to submitting plans for permanent outdoor seating. Applicant agreed that any future outdoor seating would close no later 10 PM.
4. Will not have any service of alcohol to the exterior sidewalk café.
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 10 PM every night, allowing only for patron ingress and egress.
8. Will not sublease any part of the cellar of licensed premises.
9. Will not have patron occupancy/service to any portion of the cellar of licensed premises.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and will 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. Will not have any of the following: dancing, DJs, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades or security personnel/doormen.
14. Will not change principals prior to submission of original application to the NYSLA.
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 any permanent sidewalk, roadbed or other outdoor seating.

xi. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being 86 active liquor licenses within 750 feet and an additional 10 pending licenses within this same area, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a new On-Premises Restaurant Liquor License in the name of **Tartinery W3, LLC dba Tartinery, 233 Thompson Street aka 78 W. 3rd St. 10012** unless the statements presented by the Applicant are accurate and complete and that all the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

8. **Cinque Restaurant Inc. fka Entity to be formed by Iyad Hamsho, 133 Mulberry Street 10013 (OP–Restaurant)**
- i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing #1 via video conference in January/2023 to present an application to the NYS Liquor Authority for a new On-Premises Restaurant License under the name of “Entity to be formed by Iyad Hamsho” to operate a full-service, Italian restaurant on the ground floor of a C6-2G-zoned, six (6)-story mixed-use building (c. 1920) on Mulberry Street between Hester and Grand Streets (Block #236/Lot #7503) the building falling within the designated Special Little Italy District; and
 - ii. **Whereas**, at the January/2023 CB2 Manhattan full board hearing the board recommended approval of the application ([January/2023 SLA resolutions](#)); and
 - iii. **Whereas**, prior to this month’s Community Board 2, Manhattan’s SLA Licensing Committee meeting, the Applicant submitted an amended 30-day notice to update the Licensee name to “Cinque Restaurant”; and
 - v. **Whereas**, prior to the SLA Committee meeting, the Applicant had executed and had notarized an amended Stipulations Agreement with Community Board 2, Manhattan to include the updated Licensee name with no other changes from those stipulations signed in January/2023 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 full-service Italian restaurant with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be from 11:00 AM to 11:00 PM Sundays through Thursdays and 11:00 AM to 12:00 AM Fridays and Saturdays. No patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of 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 9PM every night, allowing only for patron ingress and egress.
 - 8. Will not make changes to the existing façade except to change signage or awning.
 - 9. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
 - 10. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 - 11. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 - 12. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, or velvet ropes or barricades, doorman or security personnel.
 - 13. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
 - 14. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

- vi. **Whereas**, there being no change in principals or method of operation, with stipulations signed and executed prior to the SLA#1 Committee meeting, reappearance by the Applicant was waived; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for an On-Premises Restaurant License in the name of **Cinque Restaurant Inc. fka Entity to be formed by Iyad Hamsho, 133 Mulberry Street 10013**, unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA On-Premises Liquor License.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

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

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 #1 Licensing Committee Meeting on September 5, 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, change in method of operation, 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: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

10. 770 Kitchen LLC dba Sweet Rehab, 135 Sullivan St. 10012 (TW–Bar/Tavern) (Change in Method of Operation)

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on September 5, 2023, the Applicant requested to lay over this application to October/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, change in method of operation, alteration, transfer or other changes to any existing license for **770 Kitchen LLC dba Sweet Rehab, 135 Sullivan 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: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

11. 219 Mulberry LLC dba Ruby's, 219B Mulberry St 10012 (RW) (Alteration)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on September 5, 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, change in method of operation, alteration, transfer or other changes to any existing license for **219 Mulberry LLC dba Ruby's, 219B Mulberry 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: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

12. Le Comptoir Inc dba Chateau Rouge, 137 Thompson St 10012 (TW) (previously unlicensed)

Whereas, during this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on September 5, 2023, the Applicant requested **to lay over** this application to October/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, change in method of operation, alteration, transfer or other changes to any existing license for **Le Comptoir Inc dba Chateau Rouge, 137 Thompson 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: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

13. Cantiere NY LLC dba Cantiere Hambirreria, 41 Kenmare St 10012 (TW)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on September 5, 2023, the Applicant's Attorney requested **to lay over** this application to October/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, change in method of operation, alteration, transfer or other changes to any existing license for **Cantiere NY LLC dba Cantiere Hambirreria, 41 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: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

14. Ouji 196 Inc, 196 Prince St 10012 (RW)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on September 5,

2023, the Applicant's Attorney requested **to lay over** this application to October/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, change in method of operation, alteration, transfer or other changes to any existing license for **Ouji 196 Inc, 196 Prince St 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the 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

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

15. Union Square Rice LLC dba Glaze Teriyaki, 110 University Place 10003 (RW)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on September 5, 2023, the Applicant's Attorney requested **to lay over** this application to October/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, change in method of operation, alteration, transfer or other changes to any existing license for **Union Square Rice LLC dba Glaze Teriyaki, 110 University Place 10003** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

16. Nolita Pizza Inc dba Nolita Pizza, 68 Kenmare St 10012 (RW)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on September 5, 2023, the Applicant's Attorney requested **to lay over** this application to October/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, change in method of operation, alteration, transfer or other changes to any existing license for **Nolita Pizza Inc dba Nolita Pizza, 68 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

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

17. ER Hotpot 8 St Inc dba Six Hotpot, 51 E 8th St 10003 (RW) (previously unlicensed)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on September 5,

2023, the Applicant's Attorney requested **to lay over** this application to October/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, change in method of operation, alteration, transfer or other changes to any existing license for **Nolita Pizza Inc dba Nolita Pizza, 68 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

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

18. 130 Bowery OPCO Tenant LLC, 130 Bowery 10013 (OP–Catering Facility)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on September 5, 2023, the Applicant requested **to lay over** this application to October/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, change in method of operation, alteration, transfer or other changes to any existing license for **130 Bowery OPCO Tenant LLC, 130 Bowery 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

19. Grande Gusto Ristorante LLC, 188 Grand St 10013 (OP–Restaurant) (*previously unlicensed*)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on September 5, 2023, the Applicant requested **to lay over** this application to October/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, change in method of operation, alteration, transfer or other changes to any existing license for **Grande Gusto Ristorante LLC, 188 Grand 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: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

20. The Strangers Club NY LLC dba The Strangers Club, 264 Bowery 10012 (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on September 5,

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, change in method of operation, alteration, transfer or other changes to any existing license for **The Strangers Club NY LLC dba The Strangers Club, 264 Bowery 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: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

21. Citizens of Soho LLC dba Citizens of Soho, 201 Lafayette St, 10012 (OP–Restaurant))

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on September 5, 2023, the Applicant requested **to lay over** this application to October/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, change in method of operation, alteration, transfer or other changes to any existing license for **Citizens of Soho LLC dba Citizens of Soho, 201 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: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

22. Babak Khorrami, 29 Kenmare St 10013 (OP–Restaurant))

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on September 5, 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, change in method of operation, alteration, transfer or other changes to any existing license for **Babak Khorrami, 29 Kenmare St 10013** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

SLA LICENSING 2

1. Big Love Cooking LLC, 90 Bedford St 10014 (RW–Restaurant)

- i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application for a Restaurant Wine license to operate a neighborhood restaurant focusing on seasonal Mediterranean cuisine on the ground floor of

an R6-zoned, six (6)-story, tenement-style residential building (c. 1899) on Bedford Street between Grove and Barrow Streets (Block #588/Lot #6), the building falling within NYC LPC's designated Greenwich Village Historic District; and

- ii. **Whereas**, the storefront premises is approximately 1,200 sq. ft. (600 sq. ft. on the ground floor and 600 sq. ft. in the cellar, the cellar being accessed via an internal staircase with no patron use of the cellar); there are four (4) tables with 22 seats and one bar with four (4) seats for a total seated occupancy of 26 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. **Whereas**, the hours of operation will be from 9 AM to 12 AM Saturdays and Sundays and 11 AM to 12 AM Mondays through Fridays; music will be ambient recorded background music only; there will be no: dancing, DJs, live music, promoted events, scheduled performances or cover fees, velvet ropes, movable barriers or security personnel; there is no back yard, sidewalk or roadbed seating; and
- iv. **Whereas**, the premises to be licensed was previously licensed with a Restaurant Wine License under Bedford Pizza Corp dba Moustache Restaurant (SN#1029378), the restaurant opening in 1992 and having a Restaurant Wine license since 1996; and
- v. **Whereas**, the Applicant is a principal in the adjacent restaurant at 90 Bedford Street, Store 1 (Blackfoot Consulting LLC dba Little Owl, SN#1174868) which has been at the location since the mid-2000's with a similar method of operation in addition to being a principal in four (4) other restaurants in CB2, with three of those located on similarly narrow streets that are primarily residential in character; and
- vi. **Whereas**, members of the public appeared to voice concerns about the over-saturation of liquor licenses in this residential neighborhood with 86 active licenses and 11 pending within 750' of the premises, this storefront being a non-conforming pre-existing use in the residentially only zoned area, there frequently being crowds gathering outside the Applicant's other establishments, including next door, creating quality of life issues for nearby residents, additional concerns were raised regarding the extensive amount of outdoor seating in roadbed structures at the adjacent restaurant extending well beyond the restaurant frontage in addition to his other restaurants also utilizing roadbed seating beyond the store frontage, Bedford Street being a narrow residentially only zoned street making it difficult for emergency vehicles to pass and the additional pedestrian congestion of servers and diners congregating on the sidewalk entering and leaving roadbed structures on the very narrow sidewalks of Bedford Street making pedestrian passage all the more difficult; and
- vii. **Whereas**, the Committee raised concerns as to whether the instant application would act independent of the Applicant's adjacent restaurant or whether it would serve as essentially a private dining room for the adjacent restaurant, the diagram illustrating the four (4) dining tables set up as one large table, the Applicant stating that the new premises would host private parties but that it would act entirely independent of the adjacent restaurant, with its own menu and chef, purchase and storage of alcohol and separate bookkeeping; and
- viii. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being 86 active liquor licenses within 750 feet and an additional 11 pending licenses within this same area, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and

ix. **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 neighborhood restaurant serving Mediterranean cuisine with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 9 AM to 12 AM Saturdays and Sundays and 11 AM to 12 AM Mondays through Fridays. No patrons will remain after stated closing time.
3. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
4. 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.
5. Will not have televisions.
6. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk .
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 the installation of operable windows and to change signage and/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. 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 security personnel/doorman.
14. Will not change principals prior to submission of original application to the NYSLA.
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 any permanent sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a Restaurant Wine License in the name of **Big Love Cooking LLC, 90 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 NYSLA Liquor License.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

2. **Par Avion Group LLC dba Nightingale, 37 Carmine St 10014** (New OP–Bar/Tavern) (installing operable windows) (*previously unlicensed*)

i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee to present an application to the NYS Liquor Authority for a new On Premise License to operate a bar/wine bar in a five-story, tenement-style residential building (c. 1910) on a residentially zoned block of Carmine Street between Bleecker and Bedford Streets (Block

#586/Lot #36), this building and area falling within Greenwich Village's Landmarked Historic District; and

- ii. **Whereas**, the Applicant seeks to gut renovate the existing ground floor storefront, which was previously operated for decades as a printing solutions business closing every evening by 8 PM, to open a "sophisticated and intimate bar and restaurant serving classic French fare paired with French wines and curated cocktails" despite there being no kitchen planned, while also seeking to install operable French doors that will open up the entire interior premises to the exterior public sidewalk in front, with the premise proposed to be licensed having never previously been licensed for the service of alcohol or for eating/drinking purposes; and
- iii. **Whereas**, the ground floor premise is roughly 830 sq. ft., with an additional 830 sq. ft. in the cellar/basement, the cellar/basement being for storage purposes; there is no kitchen, a food prep space is identified behind a large 28' stand up, no Letter of No Objection from the NYC Dept. of Buildings was presented, there are 16 interior tables with 44 patron seats, with the aforementioned stand up bar with 18 additional seats and one (1) service counter for a total of 59 patron seats in the premises, and one (1) bathroom; and
- iv. **Whereas**, the proposed hours of operation are from 12 PM to 12 AM on Sundays, 5 PM to 12 AM Monday through Wednesday, 5 PM to 1 AM Thursdays and Fridays, and 12 PM to 1 AM on Saturdays; music will be recorded background, no DJ's, no live music or televisions; and
- v. **Whereas**, the Applicant also seeks to serve alcohol to tables on the public sidewalk in front of the premises proposed to be licensed, with 6 tables and 12 seats until 10:00 PM every night within a few feet of ground floor residential apartments, there will be no roadbed seating, the ground floor residential apartments being a conforming use in this residentially only-zoned area; and
- vi. **Whereas**, there was significant opposition to this application from residents living on Carmine Street, and the storefront's immediate neighbors living adjacent to and next door, as well as multiple block associations (Carmine Street, Bedford Downing Street, Central Village and West Village Residents), the Church on the same block (Our Lady of Pompeii) also submitting documentation confirming its church building is exclusively used as a place of worship, with its frontage and doors on Carmine Street being within 200 feet of the premises proposed to be licensed; and
- vii. **Whereas**, those who appeared in opposition voiced concerns regarding about license saturation on their residentially only-zoned block and within the immediate area, with Carmine Street having transformed over the last decade from one that offered dry retail business that predates the residential zoning to one lined with licensed late night establishments, with no business diversity, exacerbated by the open restaurant's program allowing all the existing and future licensed establishments to open out onto the sidewalk and roadway where they were previously not permitted, the block being currently zoned for residential use only, many of the licensed storefronts having open facades allowing interior music to escape out to the public sidewalk, the impacts of noise, trash, rodents and traffic from such oversaturation taking over the neighborhood, having significant impacts on residents; and
- viii. **Whereas**, still other long-time residents living immediately next door on the ground floor appeared in opposition, with their building sharing a wall with the proposed bar, voicing concerns overhearing the activities of a bar just a few feet away from their windows with interior music having a devastating impact on their lives; and

- ix. **Whereas**, the Applicant did submit a petition with signatures from residents but the petition did not properly identify the address and its proposed method of operation, and long-time residents living next door and in the immediate area appearing in opposition questioned the credibility of the petition, further indicating no attempt was made to contact them; and
- x. **Whereas**, no one appeared in support of the application; and
- xi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the addition of another On-Premises Liquor license at this location, the storefront premise having never been licensed for the service of alcohol, there being a significant number of licensed establishments throughout Community Board 2 and the immediate block, there being 94 active SLA licenses within 750 feet of the location proposed to be licensed, with 7 additional pending licenses, the location to be licensed is located in a residentially zoned community, has no kitchen, which limits its method of operation to one based on the service of alcohol, the transformation of this area causing existing residents to absorb many adverse impacts that the addition of another license will exacerbate; and
- xii. **Whereas**, it also appears the premises proposed to be licensed is within 200 feet from Our Lady of Pompeii on the same side of Carmine Street, an active place of worship; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premises Liquor License for **Par Avion Group LLC dba Nightingale, 37 Carmine St 10014**; and

THEREFORE BE IT FURTHER RESOLVED that prior to the issuance of an On-Premises Liquor license at 37 Carmine Street, New York, NY 10014, **a measurement should be undertaken** from the closest, active entrance of Our Lady of Pompeii, an existing place of worship, to determine if it is located within 200 feet of premises proposed to be so licensed; and

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

Vote: Passed, 37 Board Members in favor, 2 Abstain (M. Metzger, R. Kessler)

3. People's NYC LLC, 113 West 13th St 10011 (OP–Bar/Tavern)

- i. **Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application for an On-Premises Bar/Tavern license to operate a sophisticated neighborhood cocktail lounge on the below-grade ground floor/basement of an R6-zoned, three (3)-story residential building (c. 1835, renovated 1985) on 13th Street between 6th and 7th Avenues (Block #609/Lot #52), the building falling within NYC LPC's Greenwich Village Historic District; and
- ii. **Whereas**, the ground floor premises is approximately 2,700 sq. ft. consisting of 1,800 sq. ft. on the ground floor/basement and 900 sq. ft. in the cellar, the two floors connected by an interior stairway with no patron use of the cellar; there will be approximately 17 tables and 40 seats and two (2) bars with 21 seats for a total seated patron occupancy of 61 and maximum occupancy of 74 persons; the

premises has two (2) doors which will be used for patron ingress and egress and two (2) patron bathrooms; and

- iii. **Whereas**, the hours of operation will be from 11 AM to 12 AM Sundays through Wednesdays, 11 AM to 1 AM Thursdays and 11 AM to 2 AM Fridays and Saturdays; music will originate from iPod/CDs/streaming services or may be curated by a DJ but at all times will be played at background levels and tied into the existing sound system with the limiter set following the recommendations made by Acoustilog in their August 22/2023 report and all recommendations for soundproofing made in that report will be followed; there will be no: dancing, promoted events, scheduled performances or cover fees, velvet ropes, movable barriers or security personnel; the store front infill being fixed with no operable doors or windows that open out to the sidewalk aside from the entryway; there is an approximately 150 sq. ft. exterior area within the property line in the entryway which in the past included a display case with the menu and press clippings but there is no rear yard, sidewalk café or roadbed seating or other exterior area for the service of alcohol; and
- iv. **Whereas**, the premises to be licensed was previously operated as a full-service Spanish restaurant known as Spain (Val Mac Restaurant Inc, SN# 1028375, surrendered) which opened in 1966 and closed in early 2020 at the start of the pandemic and was once part of a small enclave called “Little Spain” when the neighborhood streets were lined with Spanish businesses, this mid-block building is in residential-only zoning and predates the existing zoning, but because of its low impact use as a neighborhood restaurant, it was consistent with the residential only character of the immediate community; despite the claims of the applicant that this location is not subject to the 500 Foot Rule, it should be noted among other facts that this space has been vacant since the previous restaurant closed in 2020, there is no transfer of assets and there is no active liquor license at this location, the applicant having not sought a declaratory ruling consistent with SLA Advisory 2022-35 and therefore the presumption should be that the location is subject to the 500 ft rule; and
- v. **Whereas**, the Applicants originally proposed closing time was 2 AM, 7 days a week, the area being residentially zoned and surrounded by apartments including the rear area of the restaurant – a basement-level back room which includes a skylight that is surrounded by residential apartments; the prior use of the space being a neighborhood restaurant, the instant application being for a bar with DJs, concerns were raised about the quality of life impacts to nearby residents of patrons arriving and leaving the bar at later hours, those impacts being significantly different than the prior operation as a restaurant with earlier hours and no DJs, the Applicant agreeing to close at midnight Sundays through Wednesdays and to adhere to all the recommendations in the Acoustilog report in regards to soundproofing and agreeing that Acoustilog would return after soundproofing was done to ensure that the system was performing to specifications; 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, there being a significant number of licensed establishments throughout Community Board 2 and in the immediate area of this residentially only-zoned block, there being 24 active licensed premises within 750 feet of the subject premises, in addition to 3 pending licenses, the Applicant having reduced their closing hours during the week with music at background levels only at all times, this space previously operating as a licensed neighborhood restaurant, 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 cocktail lounge serving chef-driven light bites with the kitchen open and full food menu items available during all hours of operation.
2. The hours of operation will be from 11 AM to 12 PM Sundays through Wednesdays, 11 AM to 1 AM Thursdays and 11 AM to 2 AM Fridays and Saturdays. No patrons will remain after stated closing time.
3. Will not operate as a 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.
5. Will play recorded background music and may have a DJ curate music with all music at background levels at all times, inclusive of any private parties or events. Background music levels will be set so as not to cause a disturbance in any adjacent residences at any time.
6. Will follow all recommendations made by Acoustilog in their August 22, 2023 report for soundproofing of premises, including the skylight, and will have Acoustilog inspect the premises prior to opening to ensure the system performs properly.
7. Will not have televisions.
8. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
10. Will not have patron occupancy/service to any portion of the cellar of licensed premises.
11. Will not install or have French doors, operable windows or open facades.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will comply with NYC Department of Buildings Regulations and 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, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades or security personnel.
17. Will not change principals with greater than 20% share of business prior to submission of original application to the NYSLA.
18. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
19. Will appear before CB2, Man. for alteration to license prior to submitting plans for any permanent sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a new On-Premises Bar/Tavern Liquor License in the name of **People’s NYC LLC, 113 West 13th St 10011)** unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

4. Carmine Fine Foods LLC, 34 Carmine St 10014 (RW–Restaurant) (*previously unlicensed*)

- i. Whereas,** the Applicant's appeared before Community Board 2, Manhattan's SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate an all-day café with full dinner service on the ground floor and cellar of a R6-zoned, five (5)-story tenement-style residential building (c. 1890) on Carmine Street between Bedford and Bleecker Streets (Block #527/Lot #64) the building falling within NYC LPC's designated Greenwich Village Historic District Extension II; and
- ii. Whereas,** the ground floor premises is approximately 1,350 sq. ft.; (1,100 sq. ft. on the ground floor and 250 sq. ft. in the cellar, the cellar being accessed via an external sidewalk hatch with no patron use of the cellar, the ground floor rear kitchen extending west behind the adjacent storefront); there are ten (10) tables with 26 seats, one food counter with seven (7) seats and one bar with eight (8) seats for a total seated occupancy of 41 persons and a maximum occupancy of 74; 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; and
- iii. Whereas,** the hours of operation will be from 8 AM to 11 PM Sundays through Thursdays and 8 AM to 12 AM Fridays and Saturdays; there may be not more than 15 private events per year at which time the restaurant will close by 12 AM regardless of the day of the week; music will be quiet background music only consisting of music from iPod/CDs/streaming services; there will be no: dancing, DJs, promoted events, scheduled performances or cover fees, velvet ropes or movable barriers; and
- iv. Whereas,** the premises to be licensed was previously unlicensed and occupied as a retail store, most recently occupied by Karma Nepal Crafts and prior to that by Wisdom of Tibet; and
- v. Whereas,** there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being 114 active liquor licenses within 750 feet and an additional 7 pending licenses within this same area, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and
- vi. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:
 - 1. Premises will be advertised and operated as an all-day café with full dinner service with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 8 AM to 11 PM Sundays through Thursdays and 8 AM to 12 AM Fridays and Saturdays; private events, not exceeding 15x/year, will end no later than 12 AM. 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.
 - 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 or have French doors, operable windows or open facades.
10. Will not make changes to the existing façade except the installation of operable windows and to change signage and/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 opening.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
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 security personnel/doormen.
15. Will not change principals prior to submission of original application to the NYSLA.
16. Will appear before CB2, Man. 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 any permanent sidewalk, roadbed or other outdoor 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 **Carmine Fine Foods LLC, 34 Carmine 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 NYSLA Liquor License.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

5. **Cornucopia Cruise Line NY, LLC, dba Destiny, Cornucopia Cruise Line NY, LLC, d/b/a Horizons Edge, Cornucopia Cruise Line NY, LLC, dba Sundancer and Cornucopia Cruise Line NY, LLC, dba Majesty, Pier 40, 353 West St. 10014** (New OP–Vessel/Boat/Ship)
 - i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for four new Vessel Liquor licenses for four ships – Destiny, Horizon’s Edge, Sundancer and Majesty – considered together by Community Board 2 given the consistent nature of each application outside of the unique characteristics of each vessel, to operate chartered Hudson River cruises originating from and docked at Pier 40 in Hudson River Park on the West side of Manhattan at West Houston Street and West St.; and,
 - ii. **Whereas**, Majesty, the largest luxury yacht in the Northeast, is roughly 30,000 sq. ft. with 4 decks, 5 dance floors, bars and dining rooms and serves up to 1,200 guests; Destiny has 4 decks, 2 dance floors, 3 bars and a roughly 10,000 sq. ft. dining room and serves up to 420 guests; Horizon’s Edge has 3 decks, 3 dance floors, 3 bars, 2 dining rooms and serves up to 600 guests; Sundancer has 2 decks, 2 dance floors, 2 bars and can serve up to 130 guests; each are docked on the northern and western perimeters of Pier 40, and will operate for parties, weddings, events and dinner cruises on the Hudson River in and about New York and New Jersey harbor area, each vessel currently holding all USCG permits; and
 - ii. **Whereas**, the Applicant’s hours of operation are Sunday through Saturday from 6 pm to 1 am; there will be open air decks; music will be by DJ and from iPod/CD’s/streaming services at entertainment and at background levels, the Applicant agreeing to specific stipulations regarding music as indicated below; and

- iii. **Whereas**, the Applicant came before CB2, Man. in May/2021 with the same application at which time the full board unanimously recommended approval with stipulations, the Applicant having signed those stipulations but failed to file their application with the NYSLA; at that time complaints had been received and observations were shared at the meeting by members of the community and members of CB2 Manhattan in regards to the music volume levels played on the previously licensed vessels owned and operated by Hornblower NY, LLC, when those ships are docked at Pier 40, when they disembark Pier 40 and when they return to Pier 40, the harmful quality of life impacts having been a persistent problem for the surrounding residential buildings, and to other users of the park, the Applicant understanding all the concerns and signing the stipulations that were put in place to mitigate the issues of the prior operators; and
- iv. **Whereas**, at this month's CB2, Man. SLA #2 Committee meeting complaints were once again shared with the Applicant, this time about one of his boats around Pier 40 having originated from a NJ Pier, members of the Committee having filed complaints with Hudson River Park Trust regarding noise emanating from the boat "Majesty" in recent months, the ship operating in violation by not having a NYS liquor license despite travelling in NY waters and not purchasing alcohol from NY based wholesalers, the Applicant appearing before CB2, Man. to rectify the situation by filing with the NYSLA for the On-Premises Vessel liquor license; and
- iv. **Whereas**, the Applicant (Mustafa Kilic) and his family having significant experience operating similar cruise ships across the Hudson River out of Hoboken and Jersey City, acknowledging in May/2021 an understanding of these persistent problems in the past by prior operators at Pier 40, stating affirmatively in May/2021 that none of his ships will be playing music at entertainment levels while embarking or disembarking from Pier 40, further agreeing to be individually responsible for any complaints that may come up and arise in the future, and agreeing to address those concerns should they come up directly and in a responsible manner, the Applicant hearing the recent complaints and agreeing to everything that had been agreed to, though not since followed, in May/2021; 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 incorporated into the "Method of Operation" of the On Premises Vessel/Boat/Ship Liquor License for each license for Cornucopia Cruise Line NY, LLC, dba Destiny, Cornucopia Cruise Line NY, LLC, d/b/a Horizons Edge, Cornucopia Cruise Line NY, LLC, dba Sundancer and Cornucopia Cruise Line NY, LLC, dba Majesty, with those stipulations as follows:
 1. The licensed vessels will be operated as an event and dinner boat rental business on open waters with passenger embark/disembark at Pier 40.
 2. The hours of operation will be from 10 AM to 1 AM 7 days a week. All disembarking patrons will disembark by 1 AM through Pier 40 and its parking lot and will not be permitted into Hudson River Park after closing time of 1AM.
 3. When docked and/or during embarking or disembarking of passengers from Pier 40, will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences anytime.
 4. All vessels will cease playing music within .5 nautical mile of shoreline and/or pier 40 (for all vessel approaching/leaving Pier 40 for purposes of dockage or berthing vessels at Pier 40).
 5. Owner will provide dedicated, updated and shared contact number for members of the Community and Community Board 2 to contact the cruise line directly should there be noise complaints or other problems.

6. All noise complaints will be immediately shared with all managers and staff to prevent unreasonable noise intrusions to residents living nearby.
7. Will self-disclose to NYSLA that they have been operating in violation by not having a NYS liquor license for approximately the past year and half and have been serving alcohol in NYS waters and not purchasing alcohol from NYS wholesalers.
8. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
9. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
10. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
11. Will not change any principals prior to submission of original application to NYSLA.

THEREFORE BE IT RESOLVED that CB2, Manhattan recommends **denial** of an On-Premises Vessel Liquor License for **Cornucopia Cruise Line NY, LLC, dba Destiny, Cornucopia Cruise Line NY, LLC, dba Horizons Edge, Cornucopia Cruise Line NY, LLC, dba Sundancer and Cornucopia Cruise Line NY, LLC, dba Majesty, Pier 40, 353 West St. 10014** **unless** the statements the applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the applicant above are incorporated into the “Method of Operation” on the NYSLA Vessel Liquor License.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

6. Shuuka, LLC dba Hirado, 357 Bleecker St. 10014 (RW–Restaurant) *(previously unlicensed)*

- i. **Whereas**, the Applicant’s appeared before Community Board 2, Manhattan’s SLA Licensing Committee in June/2022 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate an Omakase-only restaurant on the ground floor storefront and Bleecker Street between West 10th and Charles Streets, at which time CB2 Manhattan’s full board recommended approval of the Restaurant Wine license (see [June/2022 SLA Minutes](#)); and
- ii. **Whereas**, the Applicant failed to file for the NYS liquor license at the time due to delays with the project, as required by NYSLA this is a renotification to Community Board 2 that they now intend to move forward with filing their Restaurant Wine license, there is no change in principals or method of operation and the Applicant executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan prior to this month’s SLA Committee meeting that they agreed to submit to the NYSLA and agreed would be incorporated into the “Method of Operation” of the new Restaurant License, with those stipulations as follows:
 1. The premises will be advertised and operated as a full service restaurant, specifically a Japanese inspired Omakase-sushi with the kitchen open and full menu items available until closing every night.
 2. The interior hours of operation will be Sunday to Saturday from 5 PM to 11 PM.
 3. Will not operate a backyard garden or any outdoor area for commercial purpose including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
 4. Will obtain letter of no objection or proper certificate of occupancy permitting eating and drinking prior to opening.
 5. Will not install or have French doors, operable windows or open façades.
 6. Will keep closed all doors & windows at all times.

7. Will play quiet ambient recorded background music only within interior. No music will be audible in any adjacent residences anytime.
8. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
9. Will not have TVs.
10. The premises will not have DJ's, dancing, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
11. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
12. There will be no "bottle service" on the sale of bottles of alcohol except for the sale of bottles of wine products.
13. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
14. Will not change principals prior to submission of original application to the NYSLA.
15. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
16. Will appear before CB2, Man. for a change in method of operation to license prior to submitting plans for permanent sidewalk or roadbed seating; and

iii. Whereas, as there were no changes to the application as originally heard and the stipulation agreement was executed and notarized prior to this month's SLA Committee meeting, appearance by the Applicant was waived.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant Wine License in the name of **Shuuka, LLC dba Hirado, 357 Bleecker 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 NYSLA Liquor License.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

7. One Tree Hill, LLC dba Westerly, 39 E. 13th St., 6th Fl (TW–Bar/Tavern)

- i. Whereas,** the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee in November/2022 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate an Asian restaurant on the 6th floor of a commercial building on 13th Street between University Place and Broadway, at which time CB2 Manhattan's full board unanimously recommended approval of the Restaurant Wine license (see [November/2022 SLA Minutes](#)); and
- ii. Whereas,** at the time the Applicant submitted the 30-day notice incorrectly as a Restaurant Wine application as opposed to a Tavern Wine despite the fact that the premises does not have a full kitchen, the NYSLA now requiring the Applicant to re-file the 30-day notice as a Tavern Wine application, there is no change in principals and no change to the method of operation as presented in November/2022; and

iii. Whereas, Applicant executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan prior to this month's SLA Committee meeting that they agreed to submit to the NYSLA and agreed would be incorporated into the "Method of Operation" of the new Tavern Wine License, with those stipulations as follows:

1. Premises will be advertised and operated as an Asian restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 6:00 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 other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program except for a patio located on the 6th floor adjacent to the licensed premises with no more than six (6) tables and 12 seats.
5. Patio use will be for seated patrons only and will close no later than 10:00PM nightly. No patrons will remain outside after 10:00PM. 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 operate primarily as a reservation-only restaurant and will have a staff member present on the ground floor of the building entrance at 39 East 13th Street to greet all guests. Guests will always be escorted in the elevator to and from the 6th floor as this elevator is shared with other building tenants and provides direct access to their space if elevator access to each floor is not locked.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
14. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
15. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
16. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
17. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

iv. **Whereas**, as there were no changes to the application as originally heard and the stipulation agreement was signed and executed prior to this month's SLA Committee meeting, appearance by the Applicant was waived.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a new Tavern Wine License in the name of **One Tree Hill, LLC dba Westerly, 39 E. 13th St., 6th Fl** 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 Liquor License.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

8. MT 181 Waverly LLC 150 W 10th St 10014 (OP–Restaurant)

- i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee in October/2022 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a full-service restaurant showcasing culinary beers and seafood cuisine in the ground floor of a five-story residential building on 10th Street between Waverly Place and Greenwich Avenue, at which time CB2 Manhattan’s full recommended approval of the On-Premises Restaurant Liquor License (see [October/2022 SLA Minutes](#)); and
- ii. **Whereas**, the Applicant, being uncertain if the kitchen and food menu satisfied the NYSLA’s requirements to classify as a restaurant, submitted a second 30-day notice in October/2022 for an On-Premises Tavern Liquor License; and
- iii. **Whereas**, in October/2022 the application was listed on CB2, Manhattan’s agenda and reviewed as an On-Premises Restaurant Liquor License the Applicant having executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan at the time that they agreed to submit to the NYSLA and agreed would be incorporated into the “Method of Operation” of the new On-Premises Restaurant Liquor License, with those stipulations as follows:
 1. The Applicant will operate a full-service restaurant with a full-service kitchen, with the kitchen open and the full menu available until closing every night.
 2. The hours of operation will be Sundays from 12:00 PM to 12:00 AM, Monday through Thursday from 5:00 PM to 12:00 AM, Fridays from 5:00 PM to 1:00 AM and Saturdays from 12:00 PM to 1:00 AM.
 3. Will not install or have French doors, operable windows or open facades.
 4. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 5. The Applicant will not operate a backyard garden or any other outdoor area for commercial purposes, including any sidewalk and/or roadbed seating operated under the temporary Open Restaurants program.
 6. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
 7. It will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
 8. It will keep all doors and windows closed at all times, allowing only for patron ingress and egress.
 9. Will not have televisions.
 10. It will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
 11. It will not have unlimited drink or unlimited food & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
 12. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
 13. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

14. 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.
15. It will appear before CB2, Manhattan for an alteration to its license prior to submitting plans for permanent sidewalk or roadbed seating.

iii. **Whereas**, as there was no change in what had been previously reviewed and submitted to the NYSLA by CB2, Manhattan regarding this application, there was no need for updated stipulations and appearance by the Applicant was waived; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premises Restaurant License in the name of **MT 181 Waverly LLC 150 W 10th 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 NYSLA Liquor License.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

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

9. MCD Hospitality LLC dba Le Baratin, 26 Greenwich Ave 10011 (OP-Restaurant) (Change in Method of Operation: adding outdoor seating)

Whereas, at this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on September 7, 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, change in method of operation, alteration, transfer or other changes to any existing license for **MCD Hospitality LLC dba Le Baratin, 26 Greenwich Ave 10011** **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: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

10. ReBoot West Village LLC, 101 7th Ave South 10014 (RW-Restaurant) (previously unlicensed)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on September 7, 2023, the Applicant requested **to lay over** this application to October/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, change in method of operation, alteration, transfer or other changes to any existing license for **ReBoot West Village LLC, 101 7th Ave South 10014** **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: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

11. Sofia's Bagels LLC dba Hudson Bagels, 535 Hudson St 10014 (RW)

Whereas, at this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on September 7, 2023, the Applicant requested **to lay over** this application to October/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, change in method of operation, alteration, transfer or other changes to any existing license for **Sofia's Bagels LLC dba Hudson Bagels, 535 Hudson St 10014 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the 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: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

12. Slutty Vegan Inc, 280 Bleecker St 10014 (TW–Bar/Tavern)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on September 7, 2023, the Applicant requested **to lay over** this application to October/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, change in method of operation, alteration, transfer or other changes to any existing license for **Slutty Vegan Inc, 280 Bleecker St 10014 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the 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: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

13. Sedona Club Inc, 39 Clarkson St, 6th Fl and rooftop 10014 (OP–Private Members Club)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on September 7, 2023, the Applicant requested **to lay over** this application to October/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, change in method of operation, alteration, transfer or other changes to any existing license for **Sedona Club Inc, 39 Clarkson St, 6th Fl and rooftop 10014 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: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

14. Kiko NYC LLC dba Kiko 19 Greenwich Ave 10014 (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on September 7, 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, change in method of operation, alteration, transfer or other changes to any existing license for **Kiko NYC LLC dba Kiko 19 Greenwich Ave 10014 until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license until this important step is taken and the concerns of the Community be fully heard.

Vote: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

15. Chrome Flats LLC 366 W 12th St aka 767 Washington St, 2nd door 10014 (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on September 7, 2023, the Applicant requested **to lay over** this application to October/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, change in method of operation, alteration, transfer or other changes to any existing license for **Chrome Flats LLC 366 W 12th St aka 767 Washington St, 2nd door 10014 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: Passed, 38 Board Members in favor, 1 Abstain (M. Metzger)

TRAFFIC AND TRANSPORTATION

1. Resolution in support of and requesting to co-name the S.W. corner of Mulberry and Grand Sts. 'Vincent "Vinny Peanuts" Cirelli Sabatino Corner.'

Whereas numerous friends, neighbors and admirers have requested that the S.W. corner of Mulberry and Grand Sts. be co-named for 'Vincent "Vinny Peanuts" Cirelli Sabatino, a beloved Little Italy activist and constant presence who died of COVID-19 in 2020; and

Whereas Vincent Cirelli Sabatino lived and worked in Little Italy his entire life, selling peanuts and all kinds of Italian candies (hence his "Vinnie Peanuts" nickname) at the Mulberry/Grand St. corner site requested, a spot where neighborhood people gathered, socialized and shared information, along with

many visitors who joined in the camaraderie, all drawn by the friendly community ambiance that "Vinnie Peanuts" instilled; and

Whereas "Vinnie Peanuts" was dedicated to his Little Italy community and generous in devoting his time to fostering improvements and preserving the neighborhood's cultural traditions. Among the many initiatives he championed and worked for was the establishment of the first new affordable housing in Little Italy in 75 years at 21 Spring St.; building support to assure the continuation of the San Gennaro Feast; improving and sustaining the Little Italy Mall; and creation of the Little Italy Special (zoning) District (He was often seen at Community Board 2 Manhattan (CB2) meetings); and

Whereas "Vinnie Peanuts" largesse also extended to raising money for charities, both for the community and beyond, carrying out campaigns with the Sons of Little Italy and Lt. Joseph Petrosino Lodge to collect funds for such causes as Autism, Alzheimer's, the Gift of Sight, and Cooley's Anemia, and helping the Henry Street Settlement. In his quest to gather support, he went around to businesses and stopped people on the street, all in the interest of helping neighbors and all those in need; and

Whereas CB2 has received a petition signed by Little Italy residents, many occupying the same block where "Vinnie Peanuts" lived and worked, requesting that the S.W. corner of Mulberry St. and Grand St. be co-named 'Vincent "Vinnie Peanuts" Cirelli Sabatino Corner' and praising his memory; and

Whereas this requested co-name is completely in keeping with CB2's Street Co-Naming Guidelines which state that "The person or entity proposed for the co-naming must have contributed in some extraordinary way to the welfare of the block and/or the community with a consistent voluntary commitment and dedication to improving community conditions....";

Therefore be it resolved that CB2 wholeheartedly supports and requests the co-naming of the S.W. corner of Mulberry and Grand Sts. 'Vincent "Vinnie Peanuts" Cirelli Sabatino Corner.'

Vote: Unanimous, with 39 Board members in favor.

2. Resolution requesting a traffic light at Houston and Wooster Sts.

Whereas the SoHo Alliance has presented a request on the behalf of its constituents for installing a traffic light at Houston and Wooster Sts., an intersection and street crossing that has been dangerous for years and now is more dangerous than ever; and

Whereas with heavy, fast-moving traffic, Houston St. has traffic lights at every intersection - except Wooster St. This has led to a treacherous state of affairs at Houston and Wooster where motorists heading east from West Broadway (which is signalized) speed through, usually oblivious to people trying to cross at Wooster, indeed not even realizing that there is a pedestrian crossing at that location, and often fixated on making the green light at the Greene St. intersection and accelerating to get there (the converse also happens on Houston's north side, with traffic heading west from Greene speeding by Wooster to West Broadway). Even when the lights are red on Greene and West Broadway, drivers race by, ignoring waiting pedestrians; and

Whereas the Wooster St. corridor is heavily used by residents, tourists, people working in the area, local visitors, NYU students and others accessing the many shops, facilities, eateries and sites along the way, including a large supermarket, many NYU buildings, parks and a playground, underlining the exceptional importance for a signalized crossing at Wooster and Houston that ensures safe access between the neighborhoods for all those using Wooster; and

Whereas it has been observed that the Wooster/Houston St. intersection has always been hazardous, and the installation of a traffic light is long overdue, but people now report that the danger at that location has grown considerably in recent years because of the heavy increase in traffic. A large increase also has been noted of pedestrians in that area, all who are concerned about using that crossing, further demonstrating the necessity of a traffic light there; and

Whereas it was reported that a large segment of the population living at the location and in the vicinity of Houston and Wooster has aged in place, exacerbating the difficulty of crossing that intersection for both seniors and the physically challenged who often walk slowly and have difficulty getting across the street in the absence of controls that provide for traffic stops and adequate crossing time while also finding it difficult to walk to another intersection. This difficulty is also experienced by parents with children and strollers or those with shopping carts and others who cannot move quickly; and

Whereas an unusually large influx of correspondence was received from the surrounding community, all strongly supporting the traffic light request and expressing their need for a safer crossing; and

Whereas a considerable representation from the community appeared in person and online to voice their concerns about the hazardous location and emphasize how much the requested traffic light is crucial for people's safety and accessibility, as well as for the proper management of traffic with pedestrian safety the priority; and

Whereas in the past, the absence of a traffic light at Houston and Wooster Sts. has led to serious crashes at that intersection, e.g., some years back as a car made a U-turn from the north side to the south side of Houston St. at Wooster, a speeding taxi traveling east on the south side there unconstrained by any traffic control swerved to avoid running into the car, lost control and smashed into the lobby of 61 W. Houston St. (fortunately in the early morning with the doorman still in back and no one else there). Another past incident was cited, in which a woman, crossing the same intersection early on a Sunday morning was hit and killed by a car; and

Whereas there is no crosswalk on Houston St. at Wooster St;

Therefore be it resolved that Community Board No. 2 Manhattan (CB2) urges the NYC Dept. of Transportation (DOT) to speedily install a traffic light at Houston and Wooster Sts.; and

Be it further resolved that CB2 asks that this traffic light include an accessible pedestrian signal (APS) to help all those who are visually challenged to cross the street safely; and

Be it finally resolved that CB2 requests that DOT install a crosswalk on Houston St. at Wooster St.

Vote: Unanimous, with 39 Board members in favor.

Respectfully submitted,

Amy Brenna, Secretary; Brian Pape, Assistant Secretary; Mark Diller, District Manager
Community Board #2, Manhattan