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Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Brian Pape, *Assistant Secretary*
Mark Diller, *District Manager*

Community Board No. 2, Manhattan

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

FULL BOARD MINUTES

DATE: May 23, 2024
TIME: 6:30 P.M.
PLACE: The Sheen Center for Thought and Culture, 18 Bleecker Street, and via Zoom

ATTENDANCE

BOARD MEMBERS PRESENT IN PERSON: Susanna Aaron, Keen Berger, Carter Booth, Katy Bordonaro, Anita Brandt, Amy Brenna, Rich Caccappolo, Valerie De La Rosa, Andres Diaz, Chris Dignes, Arturo Fernandez, Cormac Flynn, Susan Gammie, Susan Kent, Ryder Kessler, Jeannine Kiely, Patricia Laraia, Michael Levine, Janet Liff, Benjamin Listman, Matthew Metzger, Brian Pape, Lois Rakoff, Rocio Sanz, Eddie Siegel, Frederica Sigel, Emma Smith, Dr. Shirley Smith, Susan Wittenberg (29)

BOARD MEMBERS PRESENT VIA ZOOM AND COUNTING TOWARD QUORUM: Mar Fitzgerald, Ivy Kwan Arce, Ed Ma, Chenault Spence (4)

BOARD MEMBERS PRESENT VIA ZOOM AND NOT COUNTING TOWARD QUORUM: Anne Hager, Shirley Secunda, Ritu Chattree (3)

BOARD MEMBERS ABSENT WITH NOTIFICATION: William Benesh, Stella FitzGerald, Juliet Kaye, Zak Kazzaz, Erika Olson, Donna Raftery, Bo Riccobono, Antony Wong, Eugene Yoo (9)

BOARD MEMBERS ABSENT: David Gruber (1)

BOARD MEMBERS PRESENT/ARRIVED LATE: Keen Berger, Jeannine Kiely, Matthew Metzger, ~~Emma Smith~~, Frederica Sigel, Chenault Spence, Susan Wittenberg (6)

BOARD MEMBERS PRESENT/LEFT EARLY: Ivy Kwan Arce (1)

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

ELECTED OFFICIALS and REPRESENTATIVES: NYC Council Member Christopher Marte; NYC Council Member Erik Bottcher; NYS Senator Brian Kavanagh’s Office (Stacie Johnson); NYS Senator Brad Hoylman-Sigal’s Office (Caroline Wekselbaum); NYS Assembly Member Grace Lee’s Office (Jasper Scott); NYS Assembly Member Deborah Glick’s Office (Roy Ruiz); Manhattan Borough President Mark Levine’s Office (Andrew Chang); NYC Council Member Carlina Rivera’s Office (Katie Loeb).

MEETING SUMMARY

Meeting Date – May 23, 2024

Board Members Present – 36

 In Person – 28

 via Zoom Counting toward Quorum – 4

 via Zoom not Counting toward Quorum – 3

Board Members Absent with Notification – 9

Board Members Absent – 1

Board Members Present/Arrived Late – 6

Board Members Present/Left Early – 1

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PUBLIC SESSION

Kate Madigan

- Public Theater Free Summer Programming
 - Public Theater free summer programming is kicking off.
 - Preview of Comedy of Errors starting this weekend.
 - Public Theater is grateful for the CB's support.
 - Digital flyer will be shared.

Lois Rakoff

- Washington Square Music Festival
 - Celebrating the 66th year of the free summer series in WSP.
 - Every Tuesday in June at 8pm in WSP.

Sandy Russo

- Re SLA2, #2, 120 Leroy St., application for a rooftop bar with dining and paddle ball courts
 - Committee voted unanimously to deny the application, but there is concern that SLA Committee was also negotiating with the applicant on stipulations.
 - Not appropriate to negotiate stipulations – this should be a straight denial. Hopes that CB2 supports the denial.

Pete Davies

- Re: Landmarks: 550 Broadway - Legalization of Un-Permitted Exterior Signage
 - Support for a proposed amendment to the draft resolution. At present, the resolution is general because the applicant did not share a citation to the specific rule on which the violation it received was based concerning the retail signage installed without the requisite permit.
 - The rule is Article 68, Section 2-13(D)(5). Citing the specific rule will yield a stronger resolution.

Eleanor Wong

- Re: SLA application at 183 Grand Street (item 10 in SLA 1)
 - Extending thanks for denial of liquor license at 183 Grand Street. Community wants new businesses, but only good neighbors.

ADOPTION OF AGENDA

The agenda was adopted by acclamation.

ELECTED OFFICIALS' AND REPRESENTATIVES' REPORTS

Office of NYS Congressman Daniel Goldman, 10th District - Tevin Williams reported:

- Hosted students, teachers, administrators in DC with Congressional Dad's Caucus to discuss gun violence.
- Introduced "Showing up for students Act." Provides funding for Office of Civil Rights.
- CB2's Meet Your Congressman event will be rescheduled.

Office of NYS Senator Brad Hoylman-Sigal, 47th District - Caroline Wekselbaum reported:

- Sammy's Law passed, which creates an opportunity for NYC to set its own speed limits.
- NYCHA is re-opening the Section 8 waitlist, which has been closed for 15 years. Will be open from June 3-8.
- Recommends Liz Krueger's town hall on good cause eviction.
- The Northwell health care group was charging for ER visits when administering COVID tests for insured patients even though the tests were to be without charge. The Senator was instrumental in a settlement through which patients will receive a small refund.

Office of NYS Senator Brian Kavanagh, 27th District - Stacie Johnson reported:

- Sen. Liz Krueger's office is having a virtual event concerning the legislation known as "good cause eviction." Senator Kavanagh will participate briefly. Ellen Davidson from the Legal Aid Society will answer questions.
- NYCHA is re-opening the Section 8 waitlist, which has been closed for 15 years. Open from June 3-8.
- The Office has hired a new community liaison who speaks Mandarin and who will be covering Chinatown.
- A few bills sponsored and passed Senate, including:
 - An update to the Real Property Law regarding the role and compensation of real estate brokers;
 - A new initiated to require retailers and manufacturers of rechargeable batteries to provide recycling, includes for e-bike batteries.
- Housing committee had its final meeting this week – voted on 80 bills, 16 of which passed the Senate.

Office of NYS Assembly Deborah Glick, 66th District - Roy Ruiz reported:

- Met with DA's office on greater emphasis on prosecuting assaults by strangers.
- Questions / discussion
 - Q: Is A-M Glick supporting Bill A8330 to lower the voting age to 16?
 - A: Unsure – will follow up.

Office of NYS Assembly Member Grace Lee, 65th District - Jasper Scott reported:

- A-M Lee introduced a resolution to honor the late Don Lee.
- Upcoming event this Thursday in collaboration with MBP Levine to celebrate AAPI Heritage Month on May 30th.

- End of session for the Assembly. The A-M sponsored bills that have recently passed committee, bringing them closer to the floor:
 - A bill to require banks to accept IDNYC as a valid form of ID;
 - A bill to hold social media companies responsible for hate speech on their platforms.

Office of Manhattan Borough President Mark Levine - Andrew Chang reported:

- Appointments of new CB members have been announced. 7 new members for CB2.
- The MBPO sent a letter to the MTA asking for better directions / announcements regarding the location of public restrooms.
- AAPI Heritage Month event next Thursday, May 30th.
- The Borough President intervened regarding the Rent Guidelines Board's proposal to hold hearings on rent stabilized rate increases in every Borough except Manhattan – as a result there will be a meeting in Manhattan on June 11th.

Council Member Erik Bottcher, 3rd District:

- Introduced legislation requiring the Department of Health to place social workers in NYPD Police precincts. This is a critical missing piece in our efforts to support public safety and would address the root cause of many issues precipitating engagement with law enforcement.
- City of Yes for Housing Opportunity is one of the most important issues that the CB will be considering. We are heading down a path in this City that is causing a crisis of affordability. Population is rising, the amount of housing we are creating in NYC and in surrounding metropolitan area is insufficient (e.g. there were on average over 9000 applications for each new affordable apartments last year). CM Bottcher's district generated the most housing between 2010 and 2020 – more than any other area in the City (the vast majority of which was located in CB4). Proposal will increase density around subway stations and create walkable neighborhoods in the Outer Buildings. Will allow commercial corridors in the outer boroughs to be built up to create housing. This legislation is essential to sustainable growth.
- Questions / discussion
 - Question on funding and support for social workers. C-M recognizes the importance of pay in attracting and retaining social workers. Has also been supportive of removing an entrance exam that has limited the pool.
 - Invitation to C-M to join an Act Up event in protest. Mayor is proposing \$5 million budget cuts to HIV care. C-M will try to join

Christopher Marte, NYC Council Member, 1st District:

- City of Yes for Economic Opportunity was passed by the City Council.
- CM Marte recommended 23 amendments to City of Yes for Economic Opportunity. 21 amendments were placed in the text. These recommendations included the following:
 - Ensuring that there is not an unlimited use of commercial spaces in NYCHA buildings. Businesses in these spaces must be beneficial to residents.

- Limiting the use of home office space to 1 individual, down from the initial proposal of 3-5. The amount of space in a home that can be used is down to 50%.
- Adjustments to nightlife venues so they do not impinge on residential uses.
- Updates on Cannabis growth spaces. Restricting types of spaces that can be used to grow cannabis in otherwise residential buildings.
- Huge adjustments to last mile distributions and warehouses.
- Ongoing fights and oversight hearings around the budget and proposed cuts.
- Questions / discussion:
 - Question on C-M Marte's stance of City of Yes for Housing Opportunity.
 - Cons: Already have voluntary inclusionary housing. It is underutilized. Does not anticipate the provisions proposed in COYHO to be different.
 - District has seen the most production of residential units, many converted. None of them were affordable.
 - Pros: Legalizing basement dwellings, allowing homeowners to increase units, and Town Center proposals are all good policy.
 - How does the CM define "affordable housing?" City looks at AMI. C-M Marte thinks that affordability should be adjusted to the income level in the neighborhood in question.
 - Clarifying question on businesses in NYCHA spaces.
 - Question on the impact of late-night delivery services. C-M Marte to look into this.

Office of Carlina Rivera, NYC Council Member, 2nd District - Katie Loeb reported:

- C-M Rivera is on maternity leave.
- A handful of items of legislation have been introduced:
- Community Opportunity to Purchase Act - allows non-profits and land trusts to buy back buildings when they go on the market. While this bill does not contain a dedicated funding stream, it would enable these organizations to have time to pull together the funding to purchase the building
- Citywide gun buy-back program proposed.
- Fighting for restoration of funding for public libraries and arts and culture establishments.

ADOPTION OF MINUTES

The minutes of the April 2024 Full Board were adopted by acclamation.

BUSINESS SESSION

Chair's Report: Susan Kent

New CB2 Members

- There were 10 open slots on CB2 - we received 8 new members, but 2 declined the appointment. There are currently a total of 6 new members. There was an Onboarding session yesterday – thanks to First Vice Chair Valerie De La Rosa.

Borough Board

- DCP presentation on City of Yes for Housing Opportunity. There will be a vote on the Borough President's proposal, public hearing in July. Comments will be accepted until DCP vote in September.

New Business

- Last minute item. Will discuss.

District Manager’s Report: Mark Diller

Borough Service Cabinet

- Presentation on racial equity highlighting that all agencies must work to increase equity.

NYC Learn Platform

- CB2 is in the process of being registered for NYC Learn. CB2 members and Staff are required to take certain trainings. This platform is being created by the Department of Citywide Administrative Services. At present, many trainings cannot be taken from the CB office because it is not recognized as being within the City intranet. This platform will be a net positive once the kinks have been ironed out.

Future of CBs Group

- Productive session with C-M Lincoln Restler and other C-Ms from Brooklyn on the Government Operations committee pertaining to the ways in which CBs are (or are not) supported and resourced.

Calendar

- Calendar now identifies when Full Board package will be assembled. Next meeting is on June 20th. Since June 19th is Juneteenth, which is a City holiday (and should be), the Office is requesting all materials to be sent in advance of this to ensure timely circulation of the Board Package for June’s Full Board meeting.

STANDING COMMITTEE REPORTS WITH RESOLUTIONS

LANDMARKS AND PUBLIC AESTHETICS (First Meeting)

1.*155 Sullivan St. – Application is to legalize the installation of HVAC in front of a primary facade, install moveable planters, relocate and replace statuary, pave courtyard, and install signage.

Whereas:

- A. St. Anthony of Padua is a parish church in SoHo of a Romanesque Revival style; and
- B. The garden, along Houston Street on the north side of the church, was exposed when a tenement that covered the secondary façade of the nave was taken down in the widening of Houston Street; and
- C. The current condition is asphalt paving, remnants of a destroyed shrine, and HVAC equipment installed without a permit that is the subject of a violation; and
- D. HVAC equipment is installed in the east end of garden area and the equipment is to be screened by planters with evergreens to cure the violation: and
- E. The replacement shrine to contain a statue of Our Lady of Fatima is raised on a 3.5’ pedestal, and the base with the grotto is covered in stone in the style of customary grottos for statues of Our Lady of Fatima; and
- F. The applicant submitted pictures of traditional shrines to Our Lady of Fatima with closeups of the stone, coursing and mortar that will be replicated in the base and canopy; and
- G. In discussion with the applicant, it was agreed that the paving would be in stone related in coursing, material, and mortar to the rusticated base of the north wall of the nave; and
- H. The fence will be minimally reconfigured to provide ADA access to the garden; and
- I. A relief of St. Anthony that is currently on a tower above the elevator entrance will be repositioned to the south side of the tower and lettering saying “St. Anthony of Padua” in an appropriate design will be added; and
- J. The light fixture which provides light at the elevator entrance and illuminates the lettering and relief will be replaced with a similar, more efficient fixture; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the planter with evergreens to mask the HVAC equipment; and
- B. **Approval** of the shrine provided that it is covered in a natural stone that is in harmony with the rusticated stone base of the north façade on the nave similar to the pictures of historic shrines provided with the application; and
- C. **Approval** of the paving of the garden provided that it is in a natural stone that is in harmony with the rusticated stone base of the north facade of the nave; and
- D. **Approval** of the modifications to the fence to provide ADA access to the garden; and
- E. **Approval** of the relief, the lettering, and the lighting fixture on the tower.

Vote: Unanimous, with 36 Board members in favor.

2. *512 Broadway – Application is to legalize the installation of signage without LPC permits.

Whereas:

A. There are two LED displays in the windows which were installed without LPC permits and the applicant seeks to have them legalized; and

B. The screens are 64 square feet in a window area of 95 square feet and placed 21 inches behind the window; and

C. The applicant represented that the images will be shown from 9:30 AM to 10:00 PM; and

D. The screens are capable of showing static images, slide shows, or moving images; and

E. The applicant represented that owing to the large size of the screens, and presumably because they block interior views of the store, they are classified by LPC as “partitions” rather than “window display screens”; and

F. The vast, bright images are inappropriate to the building and the historic district and project considerable illumination beyond the window onto the sidewalk and street, rather than being interior screens visible through the window; and

G. There is great concern that approval of these screens will set an unacceptable and regrettable precedent for the threshold of the limits for large, illuminated screens in the historic district; and

H. Members of the community who live near the building spoke in opposition to the design and amount of light emitted from the screens; now

Therefore be it resolved that CB2, Man. recommends:

That the application for the large, bright LED display screens **be denied** and that any replacements are considerably smaller, less bright, do not emit light into the street, and appear as screens behind the windows rather than filling the window.

Vote: Unanimous, with 36 Board members in favor.

3. *550 Broadway – Application is to legalize exterior wall sign and double-faced banner installed without LPC permits for ground floor tenant.

Whereas:

A. The sign and banner were installed without an LPC permit and the applicant seeks to have them legalized; and

B. The sign is 10’10” wide and 18” high with brown raised halo lettering and logo 18” high; and

C. The sign is centered over the entrance to the store and its position, though not conforming precisely to the sign band, compensates for the irregular configuration of the adaptation of the bays to an assortment of stores; and

- D. The banner is 6'8" high and 46" wide with a brown logo; and
- E. The applicant represented that that the banner and the pole extending from the building conforms to LPC regulations for the building and the district; and
- F. There was testimony from the public questioning the design of the sign; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Denial** of the application for the banner over the store entrance because the **banner far exceeds** what is stated in the Rules of LPC §2-13 (e)(11); and
- B. **Denial** of the application for the sign over the store entrance because the sign is **nearly twice the allowable amount** stated in the Rules of LPC §2-13 (d)(5).

Vote: Passed, with 35 Board members in favor, and 1 abstention (R. Kessler).

4. *70-74 Gansevoort St. – Application is to install new signage with lighting, modify storefront infill, signage and modify the marquee roofing, add marquee lighting at the Gansevoort St. and Washington St. facades.

Whereas:

- A. The contemporary building in historic style is at a prominent corner site and is notable for the two large historic style marquees; and
- B. The infill will be reconfigured, with the existing system and have fewer entry doors and a larger area of show windows respecting existing bays; and
- C. There are interior security gates that are not visible when closed; and
- D. A backlit logo sign: 3'11" high is adjacent to the entry door and there is modest signage on the marquee and there are two 2'x3' black fabric banner signs, one on each facade; and
- E. The marquee signs have non illuminated individual 12" letters with sides matching the marquee in color and the face white; and
- F. There is modest lettering in the sign band on the Gansevoort Street facade; and
- G. The marquees roofs are to be covered black sheet metal panels recessed into each section with the result that the sidewalk will be in shadow owing to the large area of the marquees; and
- H. The existing glass roof provides daylight to the sidewalk and gives a desirable light appearance to the building; and
- I. Security cameras and conduits for lights will be hidden in the structure of the roof; and
- J. The lighting in the marquees consists of 81 1100 lumen lamps on Gansevoort Street and a somewhat smaller number in a similar configuration on Washington Street; and

K. The applicant represented that the system is to be controlled by a dimmer set at 25% to produce a glowing effect with no explanation as to why the specification of lamps that are capable of being four times brighter than the maximum intended; and

L. The amount of illumination that can be produced by the total number of lamps concentrated in two locations has the potential to overtake the corner and the block by flooding the sidewalk and the general area with unacceptable levels of illumination and act as a beacon from afar; and

M. In that the programming of the lighting installation cannot be regulated or monitored, it is essential that any installation itself provide surety that the level of light is modest and in keeping with the building and the district; and

N. The applicant asserted that the canopy is of modern design when it is evident that it is in a somewhat modified historical design as shown in **numerous** examples of historic marquees presented by the applicant; and

O. The historic design of the marquee would be complemented by lighting that recalls a historic design as illustrated in the jelly jar fixtures in a photograph shown by the applicant as precedent; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the modifications to the infill, the security gates, the illuminated entry sign, the marquee and banner signs, and the security cameras; and

B. That the installation of the metal roof of the marquee **be denied** and that the glass covering of the marquee be left in place; and

C. That the installation of the contemporary excessive globe lighting **be denied** and that the lighting be a modest number of lights with historical reference with respect to the design of the fixtures and the quality of light.

Vote: Unanimous, with 36 Board members in favor.

LANDMARKS AND PUBLIC AESTHETICS (Second Meeting)

5. *44 West 8th St. – Application is to demolish the existing building and construct a new 5-story and penthouse building.

Whereas:

A. The existing one-story building from 1956, replacing a tenement building and a stable on the site, is of no historic merit and there will be no loss to the historic district by its being demolished; and

B. The proposed 25' wide building is five stories in brick and terra cotta with a one-story penthouse, with contemporary entrances and storefronts, double hung punched windows and a setback penthouse with French doors; and

- C. The design is intended to be harmonious with the varying heights and designs of buildings in the block and certain elements the recall the tenement and stable buildings on the site; and
- D. The ground floor is light terra cotta with recessed plate glass windows with 8” bulkheads which give an overly modern show window appearance to an otherwise modest design; and
- E. A blade sign at the retail entrance and the transom lettering are intended to be place holders and any future signage will be considered by Commission staff or a public meeting; and
- F. The upper floors are in modern red brick which, rather than the 21” long Roman brick proposed, would better reflect the historic inspiration for the design if built in a brick of a more traditional proportion; and
- G. The simulated double hung windows are recessed approximately 16” with stepped brick framing and the stepped pattern is repeated in the rather prominent cornice; and
- H. The recessed penthouse is in terra cotta, with bulkheads and mechanicals clad in unpainted standing seam metal; and
- I. Visibility studies show that there are no objectionable views of the penthouse and mechanical equipment from any public thoroughfare though there is some visibility from a distance near Sixth Avenue; and
- J. The required aluminum safety railing on the roof of the penthouse is not objectionable; and
- K. The ground floor rear is built to near the property line on the existing foundation with a terrace at the second floor and French doors with double hung windows on the upper floors; and
- L. The roof is to be occupied by a recreation area and there is concern about lighting that could disturb the neighbors; and
- M. Members of the public spoke about details of the design and requested in particular that care be taken with any lighting on the roof terrace so that it does not disturb the neighbors; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the demolition of the existing non-contributing building; and
- B. **Approval** of the ground floor, apart from the bulkhead, provided that any additional signage be reviewed by the Landmarks Commission staff or at a CB2 public hearing; and
- C. **Denial** of the 8” bulkhead and recommends that it be higher in keeping with the usual historic proportion; and
- D. **Denial** of the modern style brick and recommends that brick of a more historic proportion be used; and
- E. Approval, apart from the size of the brick, of the design of the upper façade, the windows; the penthouse, and the rear façade.

Vote: Unanimous, with 36 Board members in favor.

OUTDOOR DINING

Application to DOT for a Sidewalk Cafe:

1. Maneken Corp. dba Oscar's Place, 466 Hudson Street, 10014 with 6 tables and 12 chairs (Dining Out NYC – Sidewalk Cafe)

Whereas, the comments related to the sidewalk cafe setup's physical footprint and dimensions are as follows:

- The applicant operated a sidewalk cafe in the pre-pandemic sidewalk cafe program from 1998 – 2020 as administered by the Department of Consumer Affairs (DCA), now known as the Department of Consumer and Worker Protection (DCWP);
- The proposed site plan mirrors the site plan used by the establishment in the pre-pandemic sidewalk cafe plan which adheres to the Dining Out NYC rules;
- The applicant confirmed that there will be three tables and six chairs in the roadway cafe as outlined on the site plan;
- The applicant has an executed stipulations agreement with CB2 and the State Liquor Authority (SLA);

Whereas, the comments related to pedestrian flow are as follows:

- The establishment is located on a Regional Corridor (Hudson Street between Grove Street and Morton Street) and the site plan presented clearly outlines the 10-foot clear path, a requirement for the corridor category;

Whereas, the comments related to potential conflicts with existing curb use (i.e. planters, bike racks, bus stops) are as follows:

- No potential conflicts with existing curb use were identified;

Therefore Be It Resolved, Manhattan CB2 **recommends approval** of the Dining Out NYC sidewalk cafe for Maneken Corp. dba Oscar's Place, 466 Hudson Street, 10014 because the applicant's proposed site plan and application form as referred by DOT are accurate and complete.

Vote: Unanimous, with 36 Board members in favor.

Application to DOT for a Roadway Cafe:

2. **West10West LLC dba West10West, 242 West 10th Street 10014 with three tables and six chairs (Dining Out NYC – Roadway Cafe)**

Whereas, the comments related to the roadway cafe setup's **physical footprint and dimensions**:

- West 10th Street, a narrow residential street, between Hudson Street and Bleecker Street, where this establishment is located has many concurrent important neighborhood uses where safety is a factor including the MTA M8 bus route, an official NYC DOT Shared bike lane, the primary entrance for the NYPD 6th Precinct station and NYPD Bomb Squad and service vehicle entrance located just east of the establishment on the north side of the street. In addition, FDNY ambulances regularly respond to emergency calls at the precinct and park quickly in front of the precinct which results in an even further reduced roadway travel lane;
- The proposed roadway cafe is 12.4 feet long by 7 feet wide;
- The northern parking lane across the street from the proposed roadway dining setup is demarcated by a white line that runs along the north side of 10th Street between Hudson Street and Bleecker Street that separates the parking lane from the vehicle lane; this white line marks the edge of the roadway travel lane on the north side;
- DOT indicated at a public presentation on the Dining Out NYC rules on April 3, 2024 that the 15-foot emergency lane would be measured from the white parking line;
- The measurement from the white parking line on the north side of West 10th Street to the sidewalk curb face on the south side without the proposed roadway dining setup is 16 feet, 6 7/8 inches;
- If the roadway proposed roadway cafe has a width of 7 feet, that leaves a **9-foot, 6 7/8-inch emergency lane**, which does not meet the requirement for the 15-foot emergency lane as stated in the Dining Out NYC rules;
- The **required 15-foot emergency lane is not indicated on the proposed site plan** for this roadway cafe. DOT did not advise the applicant or CB2 if this application for a roadway cafe was granted a waiver for the 15-foot emergency lane;
- This omission to include the emergency travel lane in the proposed plans for pre review by DOT is a disservice to the applicant who has paid an application fee in order to go through the Dining Out NYC application process, which has resulted in an application referred to the board that was not correct and accurate or even seemingly plausible given

the unique uses of the roadway on this block including the MTA bus route, bike lane and NYPD uses.

Whereas, the comments related to **pedestrian flow** are as follows:

- The establishment is located on a Neighborhood Corridor (West 10th Street between Hudson Street and Bleecker Street) which requires an 8-foot clear path on the sidewalk;
- There is also a proposed sidewalk dining setup at this same location with very tight clearances and it is imperative that any wait staff service to either the roadway cafe setup and sidewalk cafe setup occur entirely within each so as not to impede the required 8-foot clear path.

Whereas, the comments related to potential conflicts with **existing curb use** (i.e. planters, bike racks, bus stops) are as follows:

- The application form is not complete and accurate as confirmed by the applicant who appeared on Zoom;
- The applicant confirmed verbally that as noted on the site plan, they will remove the seating that is built around the tree pit, which is located in the furnishing zone, in order to be in compliance with the Dining Out NYC rules;
- Please also refer to comments pertaining to the roadway cafe setup's physical footprint and dimensions (listed in the first box above) which outline the concurrent roadway uses unique to this location and block;

Whereas, the **overall recommendation** for the roadway cafe setup is:

- **Recommend that the 15-foot emergency lane requirement be maintained on this block** given the MTA Bus Route, DOT Shared Bike Lane, NYPD Precinct and Bomb Squad located on the block and that no waiver be issued;
- Recommend the **applicant remove the seating around the tree pit**;
- Recommend DOT advise both the applicant and CB2 whether or not a waiver has been applied for or issued regarding the required 15-foot emergency lane;
- Recommend that if there is a roadway cafe setup approved, that there is sufficient room for all wait staff service to the tables in the roadway dining café from within the footprint so that there is no encroachment on the required 8-foot clear path on the sidewalk; this is especially important given the narrow sidewalk which also has a proposed sidewalk dining setup.

Whereas, the **suggested modifications** for the roadway cafe setup are:

- Recommend that the applicant update the incomplete application form and resubmit it to DOT in order to:
 - Confirm that the furnishings shown on the site plan are lightweight and easily removable;
 - Indicate if they will be using umbrellas or any vertical screening elements;
 - Confirm that the applicant remove the seating around the tree pit.

Therefore Be It Resolved, Manhattan CB2 **recommends submitting the comments as stated above** to DOT regarding the Dining Out NYC roadway cafe for West10West LLC dba West10West, 242 West 10th Street, 10014.

Vote: Unanimous, with 36 Board members in favor.

SCHOOLS AND EDUCATION

Resolution to Support Legislation which would lower the Voting Age for New York State and Local Elections to 16

1. **Whereas**, Suffrage laws under Section II of the New York State Constitution¹ currently sets the minimum voting age for state and local elections at 18; and
2. **Whereas**, New York City Districting Commission utilizes the decennial census to ensure “council districts continue to reflect population and demographic changes.”; and
3. **Whereas**, S.2562², introduced by Senator Brad Hoylman-Sigal and pending in the New York State Senate, and its State Assembly companion bill A.330³, seek to amend the New York State Constitution to lower the voting age to 16 for state and local elections; and
4. **Whereas**, in 1971 Congress amended the 26 Amendment⁴ to lowered the voting age from 21 to 18; and

¹ <https://dos.ny.gov/system/files/documents/2024/05/constitution-5-8-24.pdf>

² <https://www.nysenate.gov/legislation/bills/2023/S2562>

³ <https://www.nysenate.gov/legislation/bills/2023/A330>

⁴ https://constitution.congress.gov/browse/essay/amdt26-1/ALDE_00001015/

5. **Whereas**, without the right to vote 16 and 17-year-olds cannot participate in the fundamental democratic process upon which the United States was founded; and
6. **Whereas**, as non-voters, 16 and 17-year-olds “have an important stake in many policy debates... for example, have a stake in a strong public-education system—and in receiving constituent services....⁵”; and
7. **Whereas**, the 14th Amendment⁶ states that “representatives shall be apportioned among the several states according to their respective numbers, counting the whole number of persons in each state”; and
8. **Whereas**, Article III⁷, S3-5-a of the NYS Constitution states that apportionment of senate and assembly districts is determined by their number of “inhabitants thereof, excluding aliens, according to the census or enumeration used as the population basis for the formation of such districts”, and that, the term "inhabitants, excluding aliens" shall mean the whole number of persons.”; and
9. **Whereas**, 16 and 17-year-olds are counted in the determination of New York legislative districts which are drawn based on total population, not age, voter eligibility, or registration; and
10. **Whereas**, without the right to vote 16 and 17-year-olds are excluded from having a voice in decisions that directly impact their everyday lives and futures, such as education policy and how their tax dollars are spent; and
11. **Whereas**, the proposed legislation includes targeted seminars “in civics [which] will not only respect the right to self-determination of this age group but will greatly encourage youth turnout and engagement”; and
12. **Whereas**, across the globe, 16 and 17-year-olds have demonstrated readiness for civic engagement through advocacy for issues that they care about from gun safety to the climate crisis⁸; and

⁵ Evenwel v. Abbott, 136 S. Ct. 1120, 1132 (2016) <https://casetext.com/case/evenwel-v-abbott-1>

⁶ <https://www.law.cornell.edu/constitution/amendmentxiv>

⁷ <https://www.nysenate.gov/legislation/laws/CNS/A3>

⁸ <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4020373/>

13. **Whereas**, according to an article in the George Washington Law Review, studies have shown that by the time an individual reaches the age of 16, they have developed the necessary cognitive abilities to engage in the same reasoned decision-making necessary for voting as older adults; and
14. **Whereas**, when young people begin to vote while still living at home, they are more likely to make voting a lifelong habit⁹; and
15. **Whereas**, countries and localities that permit 16- and 17-year-olds to vote have found higher turnout among this age group than among other age groups¹⁰; and
16. **Whereas**, studies have shown that by the time an individual reaches the age of 16, they have developed the necessary cognitive abilities to engage in the same reasoned decision-making necessary for voting as older adults¹¹; and
17. **Whereas**, across the globe, 16 and 17-year-olds have demonstrated readiness for civic engagement through advocacy for issues that they care about including gun safety, world hunger, human rights, and the climate crisis; and
18. **Whereas**, voter registration was at a high for the 2023 City Council election, voter turnout was a mere at 7.2% in the primary, and 12.8% in the general¹²; and
19. **Whereas**, according to the 2020 Census, there were more than 505,700 New York City residents between the ages of 15 and 19¹³; and

⁹ <https://www.sheffield.ac.uk/news/lowering-voting-age-boosts-long-term-participation-elections>

¹⁰ <https://civic.umd.edu/news/case-16-year-old-vote>

¹¹ <https://scholarsh/02/08ip.law.wm.edu/facpubs/1467/>

¹² <https://www.nycfb.info/media/reports/voter-analysis-report-2023/>

¹³ <https://popfactfinder.planning.nyc.gov/explorer/cities/NYC?compareTo=1>

20. **Whereas**, countries and localities that permit 16 and 17-year-olds to vote have found high turnout among this age group¹⁴; The Tacoma, MD example is also a super powerful local and US-based one¹⁵; and
21. **Whereas**, studies have shown that voting is habit forming¹⁶, so beginning voting when individuals are cognitively capable of doing so, which studies of brain development show occurs by age 16, can improve these individuals' turn out later in life^{17 18}; and
22. **Whereas**, introducing civics at an earlier age will create better voting habits. According to an article in the Rutgers Law Review, research indicates that lowering the voting age to sixteen increases voting participation among youth and establishes long-term habits of electoral engagement.¹⁹ By allowing 16 and 17-year-olds to vote, we can instill a sense of civic responsibility and empowerment from an early age, strengthening our democracy in the long run; and
23. **Whereas**, lowering the voting age to 16 acknowledges the significant contributions of 16 and 17-year-olds as active members of society and affirms their stake in the future of their communities and beyond; and now

Therefore Be It Resolved, Community Board 2 calls on the New York State Legislature to pass, and New York State voters to approve, S.2562/A.330, which would amend the State Constitution to lower the voting age for state and local elections to 16.

Vote: Passed, with 23 Board members in favor; 11 Against (S. Aaron, C. Booth, R. Caccappolo, R. Chattree, V. De La Rosa, C. Flynn, L. Rakoff, R. Sanz, E. Siegel, F. Sigel, C. Spence); 2 Abstentions (A. Diaz, S. Kent).

The board participated in lively discussion on this resolution and the merits of lowering the voting age in state and local elections. The board expressed mixed perspectives on the resolution itself, but overall support for increasing voter turnout and enfranchisement more broadly.

¹⁴ <https://academic.oup.com/pa/article/74/3/563/6320902>

¹⁵ <https://civic.umd.edu/news/case-16-year-old-vote>

¹⁶ <https://isps.yale.edu/research/publications/isps03-004>

¹⁷ <https://scholarship.law.wm.edu/cgi/viewcontent.cgi?article=2505&context=facpubs>

¹⁸ <http://www.donaldgreen.com/wp-content/uploads/2015/09/Gerber-Green-Shachar-AJPS-2003.pdf>

¹⁹ http://rutgerslawreview.com/wp-content/uploads/2023/02/08_Wray-Lake_Oosterhoff.pdf

SLA LICENSING 1

1. **TH NYC Restaurant 2 LLC 264 Bowery 10012** (RW–Restaurant) (*previously unlicensed*)
 - i. **Whereas**, the Applicant and Applicant’s attorney 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 to operate a Filipino restaurant and wine bar focused on natural and organic wines in a ground floor storefront located within a four (4)-story building (ca.1920) on Bowery between Prince and East Houston Streets (Block #507/Lot #32), the building falling within the designated Special Little Italy District; and
 - ii. **Whereas**, the storefront premises is roughly 2,500 sq. ft. (ground floor of roughly 1500 sq. ft. connected via an interior stairway and sidewalk hatch to a 1,000 sq. ft. cellar with no patron use of the cellar), the interior consisting of 18 tables with 54 seats and one bar with no seats for a total indoor seated patron seating occupancy of 54 persons, there is one entrance serving as patron ingress and egress and two (2) patron bathrooms, there are operable windows which will close by 10 PM each night; there is no outdoor seating; there is a Certificate of Occupancy from 1964 indicating a restaurant on the ground floor for an occupancy of 40 persons only, the Applicant stating their expeditor has DOB paperwork approving a capacity of up to 74 persons but has been unable to produce it thus far; and
 - iii. **Whereas**, the hours of operation will be Sundays through Saturdays (7 days a week) from 11 AM to 12 AM; there will be quiet background music only consisting of music from iPod/CD’s/streaming services; all doors and windows will close 10 PM nightly; there will be no dancing, DJ’s, live music, promoted events or scheduled performances, cover fees and no security/doormen; and
 - iv. **Whereas**, the premises to be licensed has been vacant for many years and was previously a retail store; some concerns were raised that the Applicant failed to meet with other tenants of the building and those immediately surrounding the premises; and
 - v. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **61 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 5 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 CB2, Man. which they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation on the Restaurant Wine license, with those stipulations as follows:
 1. The premises will be advertised and operated as a full-service Filipino Restaurant.
 2. Hours of operation will be Sundays through Saturdays from 11 AM to 12 AM.

3. Will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. 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 at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time. All speakers will be directed towards the interior of the restaurant, no speakers will point outside the operable windows.
6. Will not have televisions.
7. Will have no more than 20 private events per year.
8. Will close all doors and windows at 10 PM 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 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 dancing, DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or barricades, security personnel or doormen.
15. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
16. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that CB2, Manhattan recommends **denial** of the Restaurant Wine application for **TH NYC Restaurant 2 LLC 264 Bowery 10012** **unless** the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous, 36 Board Members in favor.

2. **739 Broadway Rest Corp dba The Famous Cozy Soup & Burger 739 Broadway 10003** (RW–Restaurant) (Transfer)
 - i. **Whereas**, the Applicant and Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate a family-friendly diner in a ground floor storefront located

within a 35-story mixed-use building (ca.1976) on Broadway between East 8th Street and Waverly Place (Block #548/Lot #70); and

- ii. **Whereas**, the storefront premises is roughly 2,400 sq. ft. with 19 tables with 73 seats and one food counter with nine (9) seats for a total seated patron occupancy of 82 persons, there is one entrance serving as patron ingress and egress and two (2) patron bathrooms, the store front infill being fixed without operable doors or windows that open out to the sidewalk; and
- iii. **Whereas**, the hours of operation will be Sundays through Saturdays (7 days a week) from 8 AM to 11 PM; there will be quiet background music only consisting of music from iPod/CD's/streaming services; there will be three (3) TVs no larger than 55" operating in closed caption mode; all doors and windows will be closed at all times; there will be no dancing, DJ's, live music, promoted events or scheduled performances, cover fees and no security/doormen; and
- iv. **Whereas**, the premises has been licensed and operated by the Applicant's father and uncle under the same trade name for approximately fifty years (Cozy Soup & Burger Inc, Lic ID# 0138-22-101630, SN# 1022813), this is a transfer to the Applicant (son/nephew) who has worked there for approximately 30 years, there will be no change in method of operation; and
- v. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **23 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 3 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 CB2, Man. which they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation on the Restaurant Wine license, with those stipulations as follows:
 - 1. The premises will be advertised and operated as a full-service, family-friendly diner.
 - 2. Hours of operation will be Sundays through Saturdays from 8 AM to 11 PM.
 - 3. Will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
 - 4. 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 at conversational levels only. No music will be audible in any adjacent residences at any time.
 - 6. Will have no more than 3 televisions no larger than 55". There will be no projectors and TV will operate in "closed caption" mode only without sound.
 - 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 - 8. Will not install or have French doors, operable windows or open facades.
 - 9. Will not make changes to the existing façade except to change signage or awning.
 - 10. Will comply with NYC Department of Buildings Regulations and 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 dancing, DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or barricades, security personnel or doormen.
14. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
15. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that CB2, Manhattan recommends **denial** of the Restaurant Wine application for **739 Broadway Rest Corp dba The Famous Cozy Soup & Burger 739 Broadway 10003** **unless** the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous, 36 Board Members in favor.

3. De Xiang, Inc dba Genki Omakase 552 LaGuardia Pl. no 4 10014 (RW–Restaurant)
(previously unlicensed)

- i. Whereas,** the Applicant and restaurant manager 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 to operate a Japanese restaurant in a ground floor storefront located within an 11-story mixed-use building (ca.1982) on LaGuardia Place between West 3rd and Bleecker Streets (Block #537/Lot #75501); and
- ii. Whereas,** the ground floor premises is roughly 900 sq. ft. consisting of one (1) sushi bar with 16 seats and one window counter with four (4) seats for a total interior seated patron seating occupancy of 20 persons, there is one entrance serving as patron ingress and egress and one (1) patron bathroom; the store front infill being fixed without operable doors or windows that open out to the sidewalk, there is no outdoor seating; and
- iii. Whereas,** the hours of operation will be Sundays through Saturdays (7 days a week) from 12 PM to 11 PM; there will be quiet background music only consisting of music from iPod/CD’s/streaming services; all doors and windows will be closed at all times; there will be no dancing, DJ’s, live music, promoted events or scheduled performances, cover fees and no security/doormen; and
- iv. Whereas,** the Applicant has been operating a Japanese restaurant at this location since 2015 with the same method of operation, albeit without the service of alcohol; and

- v. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **64 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 6 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 CB2, Man. which they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation on the Restaurant Wine license, with those stipulations as follows:
1. The premises will be advertised and operated as a full-service Japanese Restaurant.
 2. Hours of operation will be Sundays through Saturdays from 12 PM to 11 PM.
 3. Will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
 4. 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 at conversational levels 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 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 dancing, DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or barricades, security personnel or doormen.
 14. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
 15. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that CB2, Manhattan recommends **denial** of the Restaurant Wine application for **De Xiang, Inc dba Genki Omakase 552 LaGuardia Pl. no 4 10014** **unless** the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous, 36 Board Members in favor.

4. Yusen Inc dba Sushi Saikou 301 Elizabeth St 10012 (TW–sushi restaurant) (Transfer)

- i. Whereas**, the Applicant and Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 via video conference to present an application to the NYS Liquor Authority for a Tavern Wine License to operate a Japanese omakase and sushi restaurant on the ground floor of a C6-2, C6-3-zoned, 12-story mixed-use building (c. 1991) on Elizabeth Street between Bleecker and West Houston Streets (Block #521/Lot #45), the building falling within the SoHo-Cast Iron Historic District; and
- ii. Whereas**, the ground floor premises is approximately 1,200 sq. ft.; there will be one (1) food counter with approximately 12 seats for an interior seated occupancy of 12 persons, there are no additional tables or stand-up bars; the premises has one (1) doors which will serve as patron ingress and egress, one additional door for emergency exit only and one (1) patron bathroom; the store front infill being fixed without operable doors or windows that open out to the sidewalk; there is no outdoor seating; the Applicant not presenting a certificate of occupancy or letter of no objection permitting eating and drinking at the location; and
- iii. Whereas**, the hours of operation will be from 5:00 PM to 11:00 PM Sundays through Saturdays (7 days a week); music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and
- iv. Whereas**, the premises has been operating since approximately 2023 with a Restaurant Wine license under the name of [Ondo Omakase](#) (SN# 1352932.0) with a similar method of operation, prior to that the premises was two previously unlicensed locations, the immediate past tenants being a small grocery store and a cleaners; and
- v. Whereas**, the Applicant has executed and has had notarized a stipulations agreement with CB2, Man. which they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation on the Tavern Wine license, with those stipulations as follows:
 1. Premises will be advertised and operated as a Japanese omakase and sushi restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 5:00 PM to 11:00 PM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play recorded background music at conversational levels 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 to change signage or awning.

10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
11. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed prior to the service of beer and/or wine.
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, or velvet ropes or barricades
14. Will appear before CB2, Manhattan 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 Restaurant Wine License in the name of **Yusen Inc dba Sushi Saikou 301 Elizabeth St 10012**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Restaurant Wine License.

Vote: Unanimous, 36 Board Members in favor.

5. Supernatural Restaurants, LLC dba Chloe 185 Bleecker Street 10012 (OP–Restaurant)

- i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee to present an application to the NYS Liquor Authority for a new On Premise Liquor License to operate a casual vegan restaurant in the ground floor storefront of a (6)-story, tenement-style building (ca. 1904) on the northeast corner of Bleecker and MacDougal Streets (Block #479/Lot #40), the building falling within NYC LPC’s designated South Village Historic District; and
- ii. Whereas**, the premises is approximately 1,800 sq. ft. with approximately 900 sq. ft. on the ground floor and 900 sq. ft. in the cellar, the cellar being accessed by an interior stairway with no patron occupancy of the cellar; there will be approximately 4 tables with 30 seats, one window counter with two (2) seats and no bars for a total patron occupancy of 32 seats; the premises has one (1) door which will serve as patron ingress and egress, one (1) patron bathroom; there are two operable doors on Bleecker Street which will close at 10 PM nightly; and
- iii. Whereas**, the hours of operation will be 9 AM to 11 PM Sundays through Saturdays, 7 days a week; there may be sidewalk café seating on Bleecker Street consisting of not more than two (2) tables and four (4) seats which will comply with all rules and regulations of the Dining Out NYC program and will close at 10 PM nightly; music will be recorded background music only from iPods/CDs/streaming services; there will be no dancing, DJ’s, live music, promoted

events or scheduled performances, cover fees, velvet rope, security personnel or doormen and no televisions; and

- iv. Whereas**, the Applicant was one of the principals and the chef in a similar application for the premises that had appeared before CB2, Manhattan in January/2015 and had operated under the name of E2 185 Bleecker LLC dba By Chloe (Lic ID # 0340-19-11065, SN #1283949.0), from approximately 2015 to early 2021, the trade name being named after the Applicant, the brand expanded from this original outpost to numerous other locations, the Applicant then having been ousted by her partners in 2017, the company was forced to rebrand in 2021 as Beatnic following several lawsuits, this outpost closing in approximately 2023, the Applicant wishing to return to the premises and re-open the restaurant following her original concept as sole principal of the operation; the instant application being warmly welcomed back by the local residents; and
- v. Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the On Premise Restaurant Liquor License, with those stipulations as follows:
1. Premises will be advertised and operated as a full-service, casual vegan restaurant with full menu items available until closing every night.
 2. The hours of operation will be 9 AM to 11 PM Sundays through Saturdays, 7 days a week. No patrons will remain after stated closing time.
 3. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café operating under the Dining Out NYC program with no more than two (2) tables and eight (8) patron seats.
 5. Will abide by all rules and regulations of the Dining Out NYC program including clear path requirements and that all service will be by wait staff from within the sidewalk café boundaries.
 6. Sidewalk café will close no later than 10 PM. All tables and chairs will be secured at this hour. No exterior music, speakers or TVs.
 7. No roadbed seating.
 8. Will play recorded background music at conversational levels 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 10 PM every night, 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 make changes to the existing façade except to change signage or awning.
 13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.

15. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
 16. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
- 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 **143 active licensed premises** within 750 feet of the subject premises according to LAMP, in addition to 19 pending licenses, the Applicant having previously been a principal in the prior operation at the premises which was well-regarded by local residents, the hours of operation being reasonable, the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new On Premise Restaurant Liquor License to **Supernatural Restaurants, LLC dba Chloe 185 Bleecker Street 10012** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 36 Board Members in favor.

6. D4 Hospitality Inc 155 Grand St aka 161 Lafayette St 10013 (OP–Restaurant)

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Committee to present an application to the NYS Liquor Authority for an On-Premises Liquor License to operate a full service restaurant serving modern American fare including vegetarian, vegan and gluten-free options on the ground floor of a five (5)-story commercial building (c. 1920–30) on the southeast corner of Grand and Lafayette Streets (Block #234/Lot #09); and
- ii. **Whereas**, the premises proposed to be licensed is approximately 1,440 sq. ft. (700 sq. ft on the ground floor and 740 sq. ft. in the basement connected via an interior stairway with no patron use of the basement, the basement being for storage purposes only), there will be 11 tables with 25 seats and one (1) bar with 9 seats, for a total patron occupancy of 33 persons; there is one (1) entrance and two (2) exits and one (1) patron bathroom; and
- iii. **Whereas**, the location was most recently operated as VEM 15 LLC dba Ed’s Lobster Bar (Lic ID #0340-23-128240, SN #1335738) with a similar method of operation and prior to that as a French restaurant with closing hours of 1:00 AM Sundays through Saturdays; the Applicant having a history operating another establishment in CB2, Man. with members of the public familiar with those operations appearing to speak on behalf of the Applicants; and

- iv. **Whereas**, the hours of operation will be Sunday to Wednesday from 10 AM to 12 AM, Thursday through Saturday from 10 AM to 2 AM, music will be quiet, recorded background only; there will be no DJ's, no promoted events, or scheduled performances, no cover fees, velvet ropes, security personal or doormen; there may be two (2) televisions; and
- v. **Whereas**, the instant application also included sidewalk seating on both Lafayette and Grand Streets proposed to end by 10 PM nightly, the seating on Lafayette Street was proposed to go on an existing wooden platform, the platform not being permitted under the Dining Out NYC guidelines (see [Accessibility](#)), there was also not room for the required 1.5' clearance between the subway grates (see [Utility Clearances](#)) and the proposed sidewalk seating, the Applicant choosing to remove all the sidewalk seating from the instant application, concerns being raised from CB2, Man. as to the viability of the project without the outdoor seating, the Applicant being confident that, while the outdoor seating was desirable, the business model would work without the outdoor seats, the size of the premises and seating being similar to his other location in CB2, Man. with an expectation that there would be a significant lunch crowd at the instant location, it being located near hotels and offices; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the "Method of Operation" of the On Premises License, with those stipulations as follows:
 - 1. The Applicant will operate a full-service restaurant serving a modern American menu with the kitchen open and the full menu available until closing every night.
 - 2. The hours of operation will be Sunday to Wednesday from 10 AM to 12 AM and Thursdays through Saturdays from 10 AM to 2 AM.
 - 3. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 - 5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 - 6. Will have no more than 2 televisions no larger than 55". There will be no projectors and TV will operate in "closed caption" mode only without sound.
 - 7. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 - 8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 - 9. Will not 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 & drink specials. It will not have "boozy brunches" and will not sell pitchers of beer.
 - 13. There will be no "bottle service" or the sale of alcohol by the bottle, except for beer and wine products.

14. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
 15. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
 16. Will appear before CB2, Manhattan for an change in method of operation/alteration to its license prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- vii. Whereas,** this application being subject to the 500 foot rule requiring the Applicant to demonstrate that the public interest would be served by adding another liquor license at this location, where there already are a significant number of licensed establishments in Community Board 2 and in the immediate area, there being **76 active licensed premises** within 750 feet of the subject premises according to LAMP, in addition to 7 pending licenses, the method of operation being similar to what has been licensed and operated at the same location in the past, the Applicant's agreed upon stipulations being reasonable, the public interest standard being satisfied albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations in the future; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new On Premise Restaurant Liquor License to **D4 Hospitality Inc 155 Grand St aka 161 Lafayette St 10013** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the "Method of Operation" of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 36 Board Members in favor.

- 7. Sentul Corp dba Hometown Hotpot & BBQ 194 Grand St 10013 (OP-Restaurant) (Transfer)**
- i. Whereas,** the Applicant appeared before Community Board 2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a full service hotpot restaurant serving Malaysian and Southeast Asian flavored soups on the ground floor of a seven (7)-story commercial building (c. 2015) on Grand Street between Mulberry and Mott Streets (Block #471/Lot #55), the building falling within the Special Little Italy District; and
 - ii. Whereas,** the premises is approximately 5,099 sq. ft. (1,560 sq. ft. on the ground floor and 3,539 sq. ft. in the cellar) with 30 tables and 162 seats, no stand up bars for a total seating occupancy of 162, a full service kitchen, seven bathrooms and two entrances/exits for patrons (one which will be connected to a hotel located at 196 Grand Street); there is no sidewalk café or other outdoor space for the service of alcohol and all doors and windows will be fixed, kept closed and inoperable at all times except for egress to/from the restaurant through the front door; and
 - iii. Whereas,** the hours of operation will be Sunday to Thursday from 12 PM to 11 PM, Fridays and Saturdays from 12 PM to 12 AM; there is no outdoor seating; music will be quiet, recorded background only, there will be no televisions; there will be no DJ's, no promoted

events, or scheduled performances, no cover fees, velvet ropes, security personal or doormen; and

- iv. **Whereas**, the premises has been operating with the same method of operation since approximately 2015 with alcohol being added in 2018 (Emmanuel NY Corp. dba Hometown Hotpot & BBQ, Lic ID # 0340-22-114748, SN #1312826), the principal of the instant application has been the manager for the previous licensee at this location for the past eight (8) years, the chef and most of the staff will remain the same; and
- iv. **Whereas**, the Applicant presented a certificate of occupancy permitting eating and drinking in the cellar and 1st floor of this location, the prior operator having previously obtained a public assembly permit and there are no plans to change the front façade or layout of the premises; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the On Premises Restaurant License, with those stipulations as follows:
 - 1. The Applicant will operate a full-service Malaysian hotpot restaurant with the kitchen open and the full menu available until closing every night.
 - 2. The hours of operation will be Sunday to Thursday from 12 PM to 11 PM and Thursdays through Saturdays from 12 PM to 12 AM.
 - 3. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 - 5. Will play recorded background music at conversational levels 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 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 & 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. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
 - 14. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
 - 15. Will appear before CB2, Manhattan for an change in method of operation/alteration to its license prior to submitting plans for any 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 would be served by adding another 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 **96 active licensed premises** within 750 feet of the subject premises according to LAMP, in addition to 11 pending licenses, the method of operation being similar to what has been licensed and operated at the same location in the past, the Applicant's agreed upon stipulations being reasonable, the public interest standard being satisfied albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations in the future; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new On Premise Restaurant Liquor License to **Sentul Corp dba Hometown Hotpot & BBQ 194 Grand St 10013** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the "Method of Operation" of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 36 Board Members in favor.

8. Juicerie Nolita LLC dba The Butcher's Daughter 19 Kenmare St, east unit 10012 (OP– Restaurant, Lic ID # 0340-24-109612, SN #6017710) (Alteration: add sidewalk seating)

- i. **Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #1 in [January/2023](#) to present an application to the NYS Liquor Authority for a new On-Premises Liquor License to operate a plant-based full-service restaurant on the ground floor of a six (6)-story mixed-use building (c. 1900) on Kenmare Street between Elizabeth Street and the Bowery (Block #478/Lot #12) also known as 164 Elizabeth Street, the building falling within the designated Special Little Italy District; and
- ii. **Whereas**, the application included sidewalk café seating operating under the temporary Open Restaurants Program which the Applicant agreed and signed stipulations stating the café would follow the same layout and number of seats and tables as the previously-approved DCWP sidewalk café which had been operated by the prior tenant; and
- iii. **Whereas**, at the time Community Board 2, Man. recommend approval of the application with signed and executed stipulations, one of those stipulations being that the Applicant would only be required to appear before CB2, Man. for an alteration to the licensing of the public sidewalk if changes were sought to enlarge the existing sidewalk seating area or increase the number of tables and chairs utilized in the existing sidewalk; and
- iv. **Whereas**, prior to this month's CB2, Man. SLA Licensing Committee #1 meeting the Applicant submitted the Sidewalk Café Site Plan Form that they will submit to DOT in conjunction with their Dining Out NYC application for sidewalk seating, that plan indicating the placement and number of tables of chairs, there being no increase in the number of tables and chairs, the

Applicant re-signing the stipulation agreement which includes the updated diagram for sidewalk café seating, there being no other changes to the method of operation and no change in principals, appearance by the Applicant was waived; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for the alteration to the existing On-Premises Restaurant Liquor License in the name of **Juicerie Nolita LLC dba The Butcher’s Daughter 19 Kenmare St, east unit 10012** **unless** the statements presented by the Applicant are accurate and complete and that all the conditions and stipulations agreed to by the Applicant in May/2024 are incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous, 36 Board Members in favor.

9. Shosh NYC LLC fka Anat Dishful Inc 41 Greenwich Ave 10014 (RW–Restaurant) (Dining Out NYC–Sidewalk)

- i. Whereas,** the Applicant’s general manager appeared before Community Board 2, Manhattan’s SLA Licensing Committee in [October/2022](#) to present an application to the NYS Liquor Authority for a new Restaurant Wine License to operate a plant based Mediterranean/Middle-Eastern restaurant and deli in a ground floor on Greenwich Avenue between Charles and Perry Streets in NYC LPC’s designated Greenwich Village Historic District; and
- ii. Whereas,** at the time Community Board 2, Man. recommend approval of the application with signed and executed stipulations, this is a renotification due to both the Applicant not filing with the NYSLA within the 270 day time period and a change in the name of the LLC; there is no change in principals or method of operation, the Applicant re-signed the stipulation agreement under the new LLC name and appearance by the Applicant was waived; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an Restaurant Wine License in the name of **Shosh NYC LLC fka Anat Dishful Inc 41 Greenwich Ave 10014** **unless** the statements presented by the Applicant are accurate and complete and that all the conditions and stipulations agreed to by the Applicant in May/2024 are incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous, 36 Board Members in favor.

10. Talum LLC dba Kanpai 183 Grand St 10013 (RW–Restaurant) (Application ID: NA-0240-24-104517) (previously unlicensed) (failed to appear)

- i. Whereas,** the Applicant’s original 30-day notice for a new Restaurant Wine On-Premises license and a temporary retail permit at this previously unlicensed location was received by CB2 on September 15, 2023 at which time the application was placed on the next meeting of CB2’s Liquor Licensing Committee scheduled for October 3, 2023, and subsequent to the initial 30-day notice, Talum LLC and their Principals have not appeared before CB2, instead

requesting numerous times over 8 months to layover their appearance to a future date, their Attorney, who appeared alone, stating at the December/2023 CB2, Man. SLA Licensing Committee meeting that the Principals live out of state and have not yet secured a partner to operate the premises in New York; and

- ii. **Whereas**, following last month’s SLA Licensing Committee meeting on April 2, 2024 where the applicant failed to appear and provided no explanation, it was discovered when checking NYS LAMP ([Liquor Authority Mapping Project](#)) that the Applicant had moved forward and filed their liquor license application with the NYS Liquor Authority on February 7, 2024 despite not appearing before CB2, Man.; the Applicant was then placed on this month’s May/2024 SLA Licensing Committee agenda, and their Attorney notified, to once again afford them the opportunity to appear so that CB2, Man. is able to properly formulate a recommendation to the Authority; and
- iii. **Whereas**, on May 1, 2024 the Attorney notified CB2, Man. that the Principals are “out of state and are working on securing a working partner in NYC prior to opening.... it would be a waste of CB time to schedule this for May 7” and once again the Applicant did not appear; and
- iv. **Whereas**, Alcoholic Beverage Control Law, Chapter 3-B, Article 8, [Section 110-B](#) (Notice to Municipalities), item 5 states: “A municipality may express an opinion for or against the granting of such application. Any such opinion shall be deemed part of the record upon which the liquor authority makes its determination to grant or deny the application”; and
- v. **Whereas**, CB2 to date has submitted six (6) resolutions to the SLA regarding this application for a restaurant wine license and temporary retail application on 10/2023, 11/2023, 12/2023, 2/2024, 3/2024, 4/2024, all recommending denial with a request to the SLA to ask the applicant to return to CB2 to present their application should they move forward in order for CB2 to properly evaluate the actual proposed application and method of operation and make a recommendation on the application; and
- vi. **Whereas**, at the scheduled May 2024 CB2 SLA Licensing Committee meeting on May 7th, 2024 at which this application was again on the agenda and at which the applicant once again did not appear, a number of local residents appeared expressing concerns about the proposed application at this location citing the quality of life impacts with the proposed late night hours on the residents that surround the premises, many of whom either have young children or are elderly, there are a number of tenement-style buildings surrounding the premises with uninsulated windows, the noise from the already-existing late night bars currently negatively impacting the residents, concerns were raised about the extensive outdoor use on both the sidewalk and the rear yard which is a straight shot to PS30, there are a significant number of apartments that surround the premises, many with balconies, residents were also concerned as there was no outreach to them by the Applicant and that they only learned of the application through the posting of flyers done by CB2, and

THEREFORE, BE IT RESOLVED that CB2, Manhattan again strongly recommends that the SLA **DENY** the proposed on premise restaurant wine liquor license and temporary retail permit, for **Talum LLC 183 Grand St 10013; and**

THEREFORE BE IT FURTHER RESOLVED that CB2 requests that this matter be calendared for a SLA Full Board Meeting and placed before the Members of the Authority for any determination on the license; and,

THEREFORE BE IT FURTHER RESOLVED that prior to taking any further action on this application that the SLA send this Applicant back to CB2 in order that a full recommendation be formulated based on a presentation of the application to CB2 by the Applicant of the actual complete proposed application and method of operation, so that specific circumstances at this previously unlicensed location and concerns from locally impacted residents to the actual application can be incorporated so that this important step not be avoided and that the concerns of the Community be fully heard and that this resolution can be made part of the record on which the licensing determination is made.

Vote: Unanimous, 36 Board Members in favor.

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

11. Great Jones Distillers LLC dba Great Jones Distilling Co 686 Broadway 10012 (OP– Restaurant)

Whereas, at this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on May 7, 2024, the committee voted to recommend denial of the application but forward conditions under which the committee would reconsider the application, the Applicant having internal conversations regarding accepting those conditions but advised the committee this afternoon that they have not yet completed their internal analysis and has requested **to lay over** this application to June/2024 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 **Great Jones Distillers LLC dba Great Jones Distilling Co 686 Broadway 10012** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the 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, 36 Board Members in favor.

12. Soho Hummus LLC dba 19 Cleveland by Nish Nush 19 Cleveland Pl 10012 (OP–Restaurant) (Change in Method of Operation: increase closing hours to 2 AM, 7 nights a week)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on May 7, 2024, 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 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 **Soho Hummus LLC dba 19 Cleveland by Nish Nush 19 Cleveland Pl 10012** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the 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, 36 Board Members in favor.

13. 389 Broome LLC dba Goldbar 389 Broome St 10013 (OP–Bar/Tavern) (Change in Method of Operation: add live music; Alteration: add sidewalk café)

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on May 7, 2024, the Applicant requested **to lay over** this application to June/2024 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 **389 Broome LLC dba Goldbar 389 Broome St 10013** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the 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, 36 Board Members in favor.

14. W LLC, dba The Wooly, 390 Broome St. 10013 (OP–Restaurant) (Change in Method of

Operation)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on May 7, 2024, the Applicant requested **to lay over** this application to June/2024 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 **W LLC, dba The Woolly, 390 Broome St. 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the 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, 36 Board Members in favor.

15. Likeminded Hospitality LLC dba Roscioli NYC 43 MacDougal St 10012 (RW–Restaurant) (Alteration: add sidewalk seating)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on May 7, 2024, the Applicant requested **to lay over** this application to June/2024 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 **Likeminded Hospitality LLC dba Roscioli NYC 43 MacDougal St 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 36 Board Members in favor.

16. Jin Ramen Sushi 2 Inc dba Jin Noodle and Sushi 49 E 8th St 10003 (RW–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on May 7, 2024, the Applicant requested **to lay over** this application to June/2024 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 **Jin Ramen Sushi 2 Inc dba Jin Noodle and Sushi 49 E 8th St 10003** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 36 Board Members in favor.

17. Crosby Street Bar LLC 90 Crosby St 10012 (OP–Tavern) (previously unlicensed)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on May 7, 2024, 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 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 **Crosby Street Bar LLC 90 Crosby 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, 36 Board Members in favor.

18. 216 Lafayette, LLC dba ELM by Atelier Collective 216 Lafayette 10012 (OP–Catering Facility)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on May 7, 2024, 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 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 **216 Lafayette, LLC dba ELM by Atelier Collective 216 Lafayette 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, 36 Board Members in favor.

19. United States of Aritzia Inc 560 Broadway 10012 (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on May 7, 2024, the Applicant requested to lay over this application to June/2024 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 **United States of Aritzia Inc 560 Broadway 10012** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the 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, 36 Board Members in favor.

SLA LICENSING 2

- 1. Whitney Museum of American Art, Hudson Yards Catering LLC and Whitney Bakery LLC dba Whitney Museum; Restaurant; Frenchette Bakery; Café: Frenchette Bakery 99 Gansevoort St 10014 (OP–Restaurant) (Corporate Change)**
 - i. Whereas**, the Applicant and the Applicant's representatives appeared before Community Board 2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for a Corporate Change for their licensed spaces on the ground floor and the 8th floor of the museum, a 2011 public facility building on Gansevoort Street between Washington Street and Tenth Avenue/West Street; and
 - ii. Whereas**, the current licensee is held by three parties — Whitney Museum of Art, Hudson Yards Catering LLC and Whitney Bakery LLC— and seeks a corporate change in that Hudson Yards Catering LLC, which is currently owned 49% by Compass Group USA Inc. and 51%

by Union Square Hospitality Group LLC, will be 100% acquired by Compass Group USA Inc. will acquire 100% of Hudson Yards Catering LLC; and

- iii. **Whereas**, there will be no changes to the method of operation or the existing stipulations which were agreed to in [June/2023](#) as part of a previous Corporate Change and Change in Method of Operation; 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. **Restaurant and Café Hours of Operation:**

Ground Floor Restaurant

Interior Space – 58 seats, 0 (zero) bar seats:

Posted Operating Hours will include soft closing hours – no reservations will be accepted after posted soft closing hours and no patrons without reservations will be seated after posted soft closing hours — Sunday to Thursday at 10:00pm and Friday to Saturday at 11:00pm.

Hard Operating Hours – No Patrons shall remain after closing hour or be seated prior to opening hour: Sunday to Thursday from 8:00am to 12:00am, Friday and Saturday from 8:00am to 1:00am.

Exterior space — 56 outdoor seats:

Soft and Hard Operating Hours: will open at same time and close one hour earlier than the interior restaurant. Tables and chairs shall be removed at those closing times. Stanchions will be placed around the adjacent exterior space for the restaurant on the ground floor and entry will be from a fixed point which will be managed by a staff member and patrons will be seated at specific tables. A waitlist will be maintained as necessary and if needed will be managed with electronic notifications. At no time will there be more patrons in the adjacent exterior space to the ground floor restaurant than there are patron seats in the ground floor area — there will be no standing patrons drinking any beverages without an available seat.

8th Floor Café and Adjoining Exterior Terrace

62 indoor seats, 12 bar seats, 32 outdoor seats:

The indoor café will be operated with hard operating hours of Sunday to Thursday from 10:30am to 12:00am and Friday and Saturday from 10:30am to 1:00am. The exterior terrace will be operated with hard operating hours of Sunday to Thursday from 10:30am

to 6:00pm and Friday and Saturday from 10:30am to 9:30pm. At the closing time, no patrons or guests shall remain in those areas.

2. In the interior of the Ground Floor Restaurant and the 8th Floor Café, there will be quiet background music only; there will be no DJ, no live music, no dancing, and no scheduled performances. There will be no music or amplified sound in the exterior spaces of the Ground Floor Restaurant and the 8th Floor Café at any time. Any sound or music from the interior of the Ground Floor Restaurant or 8th Floor Café will not be heard in the adjoining exterior space.
3. Any Windows, Doors or French Doors adjoining the cafe, bar, or dining areas will be closed no later than 10:00pm (remain in a fixed closed position except for ingress and egress).
4. For all parties or events held on any of the museum's exterior spaces, no music or amplified sound will be permitted. However, there may be up to 6 special events per calendar year identified well in advance with exterior music or amplified sound that may be held only on the 5th floor terrace. The volume at which any music or amplified sound is utilized for those 6 events must conform to the limits described in #5 below and all such parties and events will end by 11:00pm with all patrons and guests having left the 5th floor terrace at 11:00pm. Those 6 exceptions for music or amplified sound on the 5th floor terrace must be identified well in advance and made known to any local residents who request to be notified at least 2 weeks in advance (email notice is acceptable) and to the 6th Precinct and CB2.
5. For all exterior art or programmatic activity, the Whitney will ensure that at no time will sound levels exceed 10db (7db after 10pm) over the ambient noise level when measured using both A-weighted and C-Weighted decibel scales. [From January/2017 forward, should there be complaints and after meeting with and at the request of CB2 regarding those complaints, the Whitney would resume at CB2's request for all exterior art or programmatic activity to monitor and gather accurate db readings at frequencies down to 25hz will ensure that at no time will sound levels exceed 10db (7db after 10pm) over the ambient noise level when measured using both A-weighted and C-Weighted decibel scales. These measurements will be taken 15 feet away from, and at the same height as, the railings which mark the boundaries of the space where the music is being played.] Sub-woofers will not be installed. All individuals, artists or companies responsible for any aspect of music or amplified sound or any sound affiliated with exterior art or programmatic activity in exterior areas will be made aware of these requirements and a specific individual shall be identified for ensuring compliance during all times of operation. That individual may be an employee of the Whitney. The Whitney and the Community will revisit these sound limits as necessary should residents or the museum be experiencing any sound related issues. All exterior art or programmatic activity involving music or amplified sound or other sound will finish by 11:00pm with 6 exceptions allowed per year.

6. The Whitney agrees to revisit any DOT related issues as necessary to mitigate traffic impacts.
7. The Whitney will station one or more properly attired and well identified traffic management agents outside the Museum during any events that are expected to draw unusually high numbers of vehicles, especially taxis and for hire vehicles, to help insure that Gansevoort Street and 10th Avenue adjoining the Museum do not at any time become blocked or obstructed by double-parked or standing vehicles.
8. All parties and special events in any of the interior areas of the Museum will end by midnight with all patrons and guests having left at that time. There may be up to 6 exceptions per year for special events lasting until 2:00am in the interior areas of the museum only. Those 6 exceptions must be identified well in advance and made known to any local residents who request to be notified at least 2 weeks in advance (email notice is acceptable) and to the 6th Precinct and CB2. At 2 am for the 6 exceptions, all patrons and guest shall have exited the premises.
9. No outside caterers or outside groups will serve alcohol within the premises except those that appear on the license. Should there be any changes to the operators of the Ground Floor Restaurant, 8th Floor Cafe or event caterer for any portion of the premises, The Whitney will return to CB2 Manhattan to present the alteration with the new operators who will agree to the existing stipulations and any modifications as necessary to reflect any ongoing documented issues.
10. All information and details as presented to CB2 in December of 2014, January of 2017 and June of 2023 except as modified in this agreement are presented in good faith and are accurate and complete. Should there be any changes, The Whitney will return to CB2 as soon as practical to present those changes.

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a Corporate Change, Change in Method of Operation and Alterations to the On-Premises Restaurant Liquor License of the **Whitney Museum of American Art, Hudson Yards Catering LLC and Whitney Bakery LLC dba Whitney Museum; Restaurant; Frenchette Bakery; Café: Frenchette Bakery 99 Gansevoort St 10014** unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA On Premises License.

Vote: Unanimous, 36 Board Members in favor.

2. **609 Padel, LLC and Mogador Greenwich LLC, 120 Leroy St** (OP–Restaurant Liquor On Premise and Restaurant Wine On Premise for a Private Members Club with Rooftop Bar and Paddle Board Courts) (*previously unlicensed location*)
 - 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 Restaurant Liquor License to operate a private members club with a restaurant, rooftop bar,

spa facilities and paddle courts located on the 9th floor and rooftop of a nine-story commercial building (c. 1920) on Leroy Street between Hudson and Greenwich Streets; and

- ii. **Whereas**, the Applicant seeks to operate on the ninth-floor interior (13,020 sq.ft.) and rooftop (13,020 sq. ft.) as a private membership club in a previously unlicensed location, the hours of operation will be from 7 AM to 12 AM daily on both the 9th floor and the rooftop, music is background only, there will be no speakers or music on the rooftop, there may be 20 private events/year at which time a DJ may be used but at no time will the DJ or any music be on the roof; and
- iii. **Whereas**, entry to the private members club, 9th floor restaurant and rooftop paddle courts and dining is located on Leroy Street via a dedicated street entrance for the members club/restaurant and patrons leading to a dedicated elevator exclusively used as the primary entrance for members and patrons to access the private members club on the 9th floor and rooftop; the 9th floor consists of a gym, women's and men's locker rooms and spa facilities which are only open to members of the private club, there is a restaurant with 18 tables and 72 seats and three (3) bathrooms; the rooftop, accessed via the elevator or an internal stairway, consists of three (3) paddle courts which are enclosed with some form of canvas, an unenclosed dining area and rooftop common space consisting of one (1) bar with five (5) seats and 15 low tables with approximately 46 seats; there being no Certificate of Occupancy provided for either the proposed use or occupancy limits for eating and drinking, the applicant and their counsel not providing any guidance or limitations as to whether patrons would be seated or standing for the purpose of the service of alcohol or if the occupancy and use is permitted, and
- iv. **Whereas**, only the eating and drinking areas of the private members club on the 9th floor and rooftop will be open to the public via a daily fee, access to the spa facilities and rooftop paddle courts are for members of the private club only; there will be a \$50 fee for the public to gain access to the eating and drinking areas on the rooftop before 5 PM but there will be no fee after 5 PM; and
- v. **Whereas**, the Applicant stating that the large rooftop paddle courts (which part of the private members club but are not part of the licensed premises) that operate from 7 AM to 12 AM will be covered in canvas of some sort but provided no specific plans as to materials or any sound study indicating soundproofing ability from paddle ball, there will be lighting, heating and cooling in the paddle court area but no plans were provided regarding how that might impact surrounding residents, there were also no specifics on any type of safety or sound barrier along the rooftop, there being many residential buildings surrounding the premises including those across the street both on Leroy and Greenwich Streets in addition to the large condominium building known as the Printing House at 421 Hudson Street that is to the East with bedrooms and living quarters of residential apartments located on the top floors; and
- vi. **Whereas**, many directly impacted residents living within a block of the premises spoke in strong opposition to the application stating there had been no outreach or postings by the Applicant, many of these buildings having co-op/condo boards that could have been reached

out to, the residents finding out about the application through CB2 flyer posting in the area; many residents have young children whose bedrooms face out to the paddle courts and rooftop dining, concerns were raised about the sound coming from both patrons in the eating and drinking portion of the rooftop and the courts early in the morning and late into the evening, there being no sound study provided to illustrate how the sound from rooftop eating and drinking areas or paddle courts will be contained, there was opposition to the rooftop bar and lounge seating due to quality of life concerns regarding noise from patrons drinking on the rooftop until midnight every night, there being a bar on the roof with all the surrounding seating being low, lounge-style chairs and couches with no kitchen or prep area, the dining component not being that of a seated restaurant but more of a lounge, as there was no Certificate of Occupancy presented and there is ample room for standing on the rooftop the occupancy / number of patrons including standing patrons is unknown, the rooftop being significant in size, never previously licensed for the service of alcohol and the entire rooftop will ultimately be licensed for the service of alcohol for this Applicant and others that will inevitably come after it; residents saying that Greenwich Street is a quiet reprieve from Hudson Street, while a number of residents who spoke have lived in the immediate area for many years, there are also a number of newer residential buildings that are impacted by the rooftop activities, residents also questioned any public interest of having another restaurant in the area with rooftop activities that will create quality of life disturbances and offer nothing unique to the residents and not accessible to non-members without paying a daily fee in addition to any other costs, there are already a significant number of licensed establishments in the area that have worked to build trust with their neighbors; there also being concerns raised with respect to vehicular traffic and parking in the area; and

- vii. Whereas,** a land use attorney representing a resident living directly across the street and immediately exposed to the proposed rooftop bar also spoke to raise serious questions as to whether the proposed rooftop use is allowed at all per zoning, the building being located in an M1-5 district that requires all commercial activities to be located within completely enclosed buildings (See [ZR Section 42-411](#)). He raised questions that if the three paddle courts were enclosed they may constitute new zoning floor area. Additionally, the attorney cited a recent DOB Buildings Bulletin ([BB 2018-002](#)) that indicates that outdoor table service may be allowed in certain situations, provided that kitchens, food preparation areas, cooking areas, wait stations, and bar areas must be *inside* the associated eating and drinking establishment, the unenclosed rooftop bar being in violation of that restriction and the unenclosed paddle courts not being permitted under any circumstances; and
- viii. Whereas, while** the Applicant's attorney asserted that he did not believe this application was subject to the 500 Foot Rule, claiming the vertical distance from street level up to the rooftop should be added for purpose of measurement despite the impacts addressed by portions of the 500 ft rule not being diminished by vertical height, undermining the premises of the 500 ft law established in 1993, he provided no legal precedent, guidance or declaratory ruling supporting such an assertion, notwithstanding that the ground floor door leads to the elevator which is used exclusively by the Applicant as the primary doorway and ingress for all members and patrons, this rooftop being surrounded by impacted residences, including those

on the same level or higher than the rooftop sought to be licensed, there being no valid reasoning to assume or conclude that the public interest standard should not apply here, a rule that requires the Applicant to demonstrate that the public interest would be served by the addition of another liquor license on this particular rooftop, the surrounding area and existing community already containing a significant number of licensed eating/drinking establishments, there being 9 active licensed premises within 500 feet of the premises and 44 active licenses within 1000 feet of this particular location, in addition to 10 pending licenses, according to LAMP, including **OSSEA LLC**, at **39 CLARKSON STREET**, another application seeking the service of alcohol on an adjacent rooftop to the instant application, the instant application with rooftop bar not satisfying the public interest standard; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the applications for a new On-Premises Restaurant Liquor and Restaurant Wine License for **609 Padel, LLC and Mogador Greenwich LLC, 120 Leroy St**; 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

BE IT FURTHER RESOLVED that because the Covid emergency has long passed, CB2 requests that the SLA conduct an in person or video conference 500-foot hearing so that members of the public, their representatives and CB2 can address issues and answer questions so that facts on which any recommendations are based are accurate and clear and responses to any statements are able to be made prior to any recommendation.

Vote: Passed, 33 Board Members in favor; 1 Against (D. Dignes); 2 Abstain (R. Kessler, M. Metzger)

3. **Killoween Westside Inc dba Keg & Lantern 29 7th Ave So, South Store 10014 (OP–Restaurant)**
 - i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application for a new On-Premises Liquor License to operate a full-service restaurant serving American food with a well curated beer menu following on the footsteps of other Keg & Lantern establishments in Brooklyn on the ground floor of a seven (7)-story mixed-use building (c.1910) on 7th Avenue South between Morton, Bedford and Leroy Streets (Block #586/Lot #45); and
 - ii. **Whereas**, the premises is approximately 1,677 sq. ft. with approximately 1,027 sq. ft. on the ground floor and 650 sq. ft. in the cellar, the cellar being accessed by an interior stairway with the only patron use of the cellar being for bathroom access; there will be approximately 12 tables with 28 seats, one (1) bar with nine (9) seats and one window counter with four (4) seats for a total seated patron occupancy of approximately 41 persons; there is one (1) entry which will serve as patron ingress and egress and three (3) patron bathrooms; there are existing operable French doors and double windows; and

- iii. **Whereas**, the hours of operation will be 11 AM to 12 AM Sundays through Thursdays and 11 AM to 1 AM Fridays and Saturdays; music will be recorded background music only inclusive of any private parties; there may be two (2) televisions operating in closed caption mode; there will be no dancing, DJ's, live music, promoted events or scheduled performances, cover fees, velvet rope, security personnel or doormen; and
- iv. **Whereas**, the Applicant also seeks to serve alcohol to tables at a public sidewalk café located in front of the premises proposed to be licensed with not more than 18 tables and 36 seats until 10 PM every night, there will be no roadbed seating, the number of tables and chairs and seating diagram conforming to what had been approved under the DCWP program for the previous licensee at the premises, that licensee being International Hospitality Concepts LLC dba La Loteria (Lic ID 0340-22-104522, SN# 1281745) which operated as a full-service restaurant from approximately 2015–2023; and
- v. **Whereas**, there were significant concerns raised by both members of the local block associations, including Morton Street Block Association, and the surrounding residents about the application as submitted to CB2, Man., the submitted application including closing hours of 2 AM Sunday through Thursday and 4 AM Fridays and Saturdays, those hours being inconsistent with the other neighborhood restaurants and more in alignment with the existing late night bars within 400' of the premises (C7 Ave South LLC dba Judy Z's, Lic ID 0340-23-137321 operating as a sports bar until 2AM; Den NoHo LLC dba Bandits, Lic ID 0340-23-139295 closing at 2 AM and 4 AM; and Elmhurst 3 Inc dba The Village Tavern, Lic ID 0340-23-128086 closing at 4 AM) with patrons leaving late into the evening creating significant quality of life issues for residents of Bedford St., Morton St. and St. Luke's Place; the instant application having hours more in line with a bar than a restaurant; there were also concerns that the premises would operate as a sports bar as opposed to a restaurant, the social media posts from the other Keg and Lantern outposts showing sports programming being viewed on large TV screens and advertised bottomless brunches with the instant application including three television, one of which being a large projector TV; local residents saying that they would welcome a true full service restaurant similar to La Loteria in method of operation, with a focus on food as opposed to sports and drinking; and
- vi. **Whereas**, the Applicant, appearing somewhat unaware of the issues the surrounding late night bars caused with the residents, upon hearing the concerns of the residents agreed to adjust their hours to be more in alignment with, though still somewhat later than, other nearby restaurants, those hours being Sundays through Thursdays from 11 AM to 12 AM and Fridays and Saturdays from 11 AM to 1 AM, the overly large projector TV was removed from the application and the remaining two televisions will operate in "closed caption" mode only; and
- vii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the "Method of Operation" of the On Premise Restaurant Liquor License, with those stipulations as follows:
 - 1. Premises will be advertised and operated as a full-service serving simple American fare with a well-curated beer menu predominantly serving beers brewed by Keg & Lantern with full menu items available until closing every night.

2. The hours of operation will be 11 AM to 12 AM Sundays through Thursdays and 11 AM to 1 AM Fridays and Saturdays. No patrons will remain after stated closing time.
 3. The premise will not operate as a Sports Bar, Lounge or Tavern 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 operating under the Dining Out NYC program with no more than 18 tables and 36 patron seats.
 5. Will abide by all rules and regulations of the Dining Out NYC program including all clear path requirements and that all service will be from within the sidewalk café boundaries.
 6. Sidewalk café will close no later than 10 PM. All tables and chairs will be secured at this hour. No exterior music, speakers, TVs.
 7. No roadbed seating.
 8. Will close all doors and windows at 9 PM every night, allowing only for patron ingress and egress.
 9. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time. No interior speakers will be positioned to face the outside.
 10. Will have no more than 2 television(s) no larger than 55". There will be no projectors and TV will operate in "closed caption" mode only without sound.
 11. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 12. Will not make changes to the existing façade except to change signage or awning.
 13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 14. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
 15. There will be no "bottle service" or the sale of alcohol by the bottle, except for beer and wine products.
 16. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
 17. Will not add more principals as presented to CB2 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 any changes to any stipulation agreed to herein.
 19. Will appear before CB2, Man. prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- viii. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest and public convenience would be served by the granting of a liquor license at this location where there already are a significant number of licensed establishments in Community Board 2 and in the immediate area, there being **92 active licensed premises** within 750 feet of the subject premises according to LAMP, in addition to 13 pending licenses, the Applicant's method of operation and hours being reasonable and 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 **Killoween Westside Inc dba Keg & Lantern 29 7th Ave So, South Store 10014** **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, 36 Board Members in favor.

4. West10West LLC dba West10West 242 W 10th St 10014 (RW–Restaurant) (Alteration)

- i. Whereas**, the manager, not one of the Principals, appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for an alteration to their existing Restaurant Wine License (Lic ID #0240-23-164923, SN #6007319, exp. 11/30/25) to add sidewalk and roadbed seating to the licensed premises; and
- ii. Whereas**, the ground floor storefront is roughly 450 sq. ft. with 7 tables with 16 patron seats and one (1) bar with eight (8) seats for a total interior patron seated occupancy of 24 persons, there is no basement, the storefront infill being fixed without French doors or operable windows, there is one patron entrance serving as both patron ingress and egress and one patron bathroom; and
- iii. Whereas**, the current hours of operation as agreed to in the December/2022 stipulation agreement with CB2, Man. are 8 AM to 10 PM Sundays through Wednesdays, 8 AM to 11 PM Thursdays and 8 AM to 12 AM Fridays and Saturdays, interior music being at background levels only, with no dancing, TVs, DJs, no promoted events, no scheduled performances or cover fees, no security and no sidewalk or roadbed seating operating under the temporary Open Restaurants program; and
- iv. Whereas**, the instant application is to add a sidewalk café with 2 tables and 4 seats and roadway seating of 3 tables and 6 seats with closing hours of 11 PM Sundays through Saturdays (7 days a week) despite the hours of operation on the stipulation agreement with CB2, Man and attached to their liquor license are closing at 10 PM Sundays through Wednesdays; and
- v. Whereas**, the Applicant (one of the Principals) first appeared at CB2, Manhattan in [December/2022](#) to present the Restaurant Wine application stating he would operate a “daytime café offering take away service as well as a menu for seated breakfast/lunch until 3 PM, dining service will reopen at 5 PM for seated dinner, offering beer and wine with meals,” at the time the Applicant requesting hours of 8 AM to 10 PM Sundays through Wednesdays and 8 AM to 12 AM Thursdays through Saturdays; after meeting with the local block association (West Village Residents Association) and in order to gain their support for the service of beer, wine and cider on a narrow residential block in an area already saturated with licensed premises, the Applicant agreed to a compromise of closing at 11 PM on Thursdays, along with other stipulations which included that there would be no roadbed dining or sidewalk café either in front of or adjacent to the premises, with a significant reason the

block association was giving their support of the application in this saturated area being due to the emphasis on breakfast and lunch service in conjunction with early dinner hours and absolutely no outdoor seating; and

- v. **Whereas**, despite executing a stipulation agreement with CB2, Man. and having as a method of operation on the liquor license that there would be no outdoor areas and the hours of operation would be closing at 10 PM Sundays through Wednesdays, the Applicant used the enclosed wooden shed located in the roadway outside their premises and the neighboring tea shop on West 10th Street, the neighboring tea shop being operated by one of the Principals of the instant application, and advertised closing hours past 10 PM on Sundays through Wednesdays; and
- vi. **Whereas**, the Applicant (one of the Principals) appeared again in January/2024 for an upgrade to their Restaurant Wine license as well as to add sidewalk and roadbed seating to the licensed premises at which time CB2, Man. recommended denial of the application for reasons outlined in the [January/2024](#) resolution including that the original application was for a method of operation that served breakfast and lunch as a central component of the application with closing hours no later than 10 PM Sundays through Wednesdays, the Applicant never providing the much-needed breakfast or lunch service but instead opening late afternoon/early evening and continuing to advertise and operate with service past 10 PM Sundays through Wednesdays in derogation of their stipulations and liquor license; the roadbed shed that the Principal says belongs to the neighboring tea shop, owned and operated by his partner, remaining and being used in front of the restaurant premises; numerous nearby residents and the local block association being opposed to both the upgrade to full liquor and the outdoor seating; and
- vii. **Whereas**, nearby residents and the local block association remain opposed to adding any outdoor seating at this location, this being a residentially-zoned area where outdoor seating was previously prohibited, the sidewalk being barely 12' wide and heavily trafficked with a bus stop being located immediately to the west of the restaurant, it being unclear that the 8' clear path could be maintained for pedestrian passage, there being residential entryways immediately adjacent to the restaurant on both the east and west side requiring a 5' clearance, the sidewalk congestion would be further exacerbated by the addition of the proposed roadbed seating with patrons congregating as they enter and leave the roadbed and servers crossing the pedestrian walkway as residents have already experienced being that the roadbed seating currently exists, there is also a tree pit located adjacent to the roadbed structure which has had seating built around it as the Applicant illustrated in the supplied diagram, further congesting the sidewalk; the roadway itself is only 26' wide with a 9' parking lane on the north side in addition to a bike lane, the proposed roadbed dining on the south side of the street being 7' wide leaving approximately only 10' for emergency vehicles as opposed to the required 15' emergency lane outlined in the [Dining Out NYC](#) program, there being no waiver issued for exemption from the 15 foot emergency lane; aside from a bike lane and the usual every day traffic, the roadway is also a bus route with the bus stop located immediately to the west of the roadbed so that buses are continuously pulling out into the roadway just before the roadbed location and the through-block building housing the NYPD 6th Precinct police station and

NYPD Bomb Squad is located mid-block, further adding to necessary clear vehicle travel on the block; and

- viii. **Whereas**, there is no Letter of No Objection permitting eating and drinking at the premises; the Applicant stated at the time of the initial application in December/2022 that cooking would be electric only, there would be no open flame cooking; there was a complaint made in July/2023 regarding venting of the ground floor restaurant, with cooking smells going into adjacent apartments and grease present on apartment windows and building shaft way, DOB issuing a violation for work without a permit at the 1st floor restaurant “West 10 West” (Oath/ECB Violation #39090615L), that violation remains open; and
- ix. **Whereas**, the Applicant not presenting a method of operation serving breakfast, lunch and dinner consistent with his Restaurant Wine application, the Applicant never actually operating in the manner in which he presented his original application just a year and a half ago, the Applicant continuing to advertise closing hours of 11 PM 7 days a week, the Applicant going back on the commitments he made to the Community and local block association, the service of alcohol to the exterior on a residential block having significant impacts on those living in the area, the immediate location being residentially zoned, the surrounding area already being heavily saturated with liquor licenses, the Applicant not obtaining the proper permits from the NYC DOB for eating and drinking for the premises of the instant application; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the alteration application to the Restaurant Wine License for **West10West LLC dba West10West 242 W 10th St 10014**; 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: Passed, 35 Board Members in favor; 1 Abstention (R. Kessler).

5. W4th Building Society LLC 239 W 4th St 10014 (OP–Restaurant)

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for a new Restaurant On-Premises Liquor License; the Applicant will operate a full-service neighborhood restaurant specializing in seasonal dishes in a C2-6 with a R6 overlay-zoned, four-story mixed-use building constructed in 1839 on W. 4th St. between W. 10th and Charles Streets (Block #611/Lot #4), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. **Whereas**, the Applicant will operate a full-service restaurant in a previously-licensed premises totaling approximately 1,600 sq. ft., comprised of an interior ground floor space of approximately 1000 sq. ft. and a cellar of approximately 600 sq. ft., the cellar being accessed by a sidewalk hatch with no patron use of the cellar; the proposed occupancy will be less than 74 persons and there will be a total of 45 patron seats comprised of 11 tables with 30 seats

and 1 up bar with 15 seats; the premises will have no outdoor seating and has 1 entrance, 2 exits and 3 bathrooms; and

- iii. **Whereas**, the Applicant's agreed-to hours of operation will be 9 AM to 12 AM Sundays through Wednesdays and 9 AM to 1 AM Thursdays through Saturdays; music will be quiet recorded background only; there will be no DJ's, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; there is no sidewalk café, roadbed dining or use of the back yard included with this application; and
- iv. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the "Method of Operation" of the Restaurant On-Premises License, with those stipulations as follows:
 1. The premises will be advertised and will operate as a full-service elevated neighborhood restaurant serving seasonal, ingredient-driven dishes with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be from 9 AM to 12 AM Sundays through Wednesdays and 9 AM to 1 AM Thursdays through Saturdays. The premises will open no later than the stated opening time and no patrons will remain after the stated closing time.
 3. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. For purposes of establishing public interest standard/500 foot rule, applicant/licensee will not seek to operate in rear yard or extend restaurant to rear yard space now or in the future.
 6. Will not permit staff to smoke in the rear yard.
 7. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 8. Will not have televisions.
 9. Will work with immediate neighbor to help resolve existing noise intrusions from mechanical systems installed by prior operator on rear side of building facing rear yard.
 10. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 11. Will have not more than 10 private parties / events per year.
 12. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 13. Will not install or have French doors, operable windows or open facades.
 14. Will not make changes to the existing façade except to change signage or awning.
 15. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
 16. Will not have unlimited drink or unlimited food & drink specials. It will not have "boozy brunches" and will not sell pitchers of beer.
 17. There will be no "bottle service" or the sale of alcohol by the bottle, except for beer and wine products.

18. 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.
 19. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
 20. It will appear before CB2, Manhattan for an change in method of operation/alteration to its license prior to submitting plans for permanent sidewalk or roadbed seating.
- v. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest 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 **77 active licensed premises** within 750 feet of the subject premises according to LAMP, in addition to 11 pending licenses, the Applicant having met with multiple times with residents of the immediate area where the licensed premises will be located, obtaining their support with the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by the those agreed upon stipulations, 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 **W4th Building Society LLC 239 W 4th St 10014** **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, 36 Board Members in favor.

6. Arvine Hospitality LLC 19 Greenwich Ave 10014 (OP–Restaurant)

- i. **Whereas**, the Applicants appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application for a new On-Premises Liquor License to operate a full-service French restaurant offering shareable dishes and a high-end wine program on the ground floor of a five (5)-story tenement-style building (c.1890) on Greenwich Avenue between West 10th and Christopher Streets (Block #610/Lot #54), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. **Whereas**, the premises is approximately 1,600 sq. ft. divided almost equally between the ground floor and the cellar (the Applicant did not supply specific size for each floor), the cellar being accessed by an interior stairway with no patron use of the cellar; there will be approximately 14 tables with 52 seats, one (1) bar with 13 seats for a total seated patron occupancy of approximately 65 persons; there is one (1) entry which will serve as patron ingress and egress and two (2) patron bathrooms; and

- iii. Whereas,** the hours of operation will be 11 AM to 12 AM Sundays through Thursdays and 11 AM to 1 AM Fridays and Saturdays; there may be sidewalk café seating consisting of not more than four (4) tables and eight (8) seats which will comply with all rules and regulations of the Dining Out NYC program and will close at 10 PM nightly; music will be recorded background music only inclusive of any private parties; there will be no dancing, DJ's, live music, promoted events or scheduled performances, cover fees, velvet rope, security personnel or doormen; 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 Restaurant On-Premises License, with those stipulations as follows:
1. The premises will be advertised and will operate as a full-service French restaurant featuring a high-end wine program 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 Thursdays and 11 AM to 1 AM Fridays and Saturdays. The premises will open no later than the stated opening time and no patrons will remain after the 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 operating under the Dining Out NYC program with no more than 4 tables and 8 patron seats.
 5. Will abide by all rules and regulations of the Dining Out NYC program including all clear path requirements and that all service will be from within the sidewalk café boundaries.
 6. Sidewalk café will close no later than 10 PM. All tables and chairs will be secured at this hour. No exterior music, speakers or TVs. Any planters will be removed at closing time.
 7. No roadbed seating now or in the future.
 8. Will have the previously installed retractable awning in the "open" position over the sidewalk during all hours of operation of the sidewalk café in order to mitigate sound from patrons
 9. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time. No interior speakers will be positioned to face the outside.
 10. Will not have televisions.
 11. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 12. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 13. Will not install or have French doors, operable windows or open facades.
 14. Will not make changes to the existing façade except to change signage or awning.
 15. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
 16. Will not have unlimited drink or unlimited food & drink specials. It will not have "boozy brunches" and will not sell pitchers of beer.

17. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
 18. 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.
 19. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
 20. It will appear before CB2, Manhattan for an change in method of operation/alteration to its license prior to submitting plans for permanent sidewalk or roadbed seating.
- v. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest 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 **76 active licensed premises** within 750 feet of the subject premises according to LAMP, in addition to 6 pending licenses, the Applicant having met multiple times with residents and the local block association, obtaining their support with the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by the those agreed upon stipulations, 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 **Arvine Hospitality LLC 19 Greenwich Ave 10014** **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, 36 Board Members in favor.

7. **MVMH Hospitality fka as Mathias Van Leyden-Oezen Bakir dba Le Petit Village 173 7th Ave S 10014 (OP–Restaurant)**
 - i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application for a new On-Premises Liquor License to operate a casual French Bistro and cocktail bar on the ground floor of a two (2)-story building (c.1915) on the northeast corner of 7th Avenue South and Perry Street (Block #613/Lot #62), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
 - ii. **Whereas**, the premises is approximately 2,180 sq. ft. with 1,800 sq. ft on the ground floor, 500 sq. ft on the mezzanine and 180 sq. ft. in the basement with no patron use of the basement, all floors being connected by an interior stairway; there will be approximately 26 tables with 76 seats, one (1) bar with 10 seats for a total seated patron occupancy of approximately 86

persons (inclusive of the enclosed sidewalk café); there is one (1) entry which will serve as patron ingress and egress and two (2) patron bathrooms; and

- iii. **Whereas**, the hours of operation will be 10 AM to 12 AM Sundays through Thursdays and 10 AM to 1 AM Fridays and Saturdays; there is an existing enclosed sidewalk café with 11 tables and 22 seats; there may be sidewalk café seating consisting of not more than six (6) tables and 12 seats to the north of the entryway which will comply with all rules and regulations of the Dining Out NYC program and will close at 10 PM nightly; music will be recorded background music only inclusive of any private parties; there will be no dancing, DJ's, live music, promoted events or scheduled performances, cover fees, velvet rope, security personnel or doormen; and
- iv. **Whereas**, the prior operator, owner and licensee of the premises, (Super Noriega LLC, dba Baby Brasa, OP 1299007) has been the subject of significant complaints over the years, resulting in numerous violations, fines and disciplinary actions for his repeated failures to follow rules and regulations pertaining to liquor licensing, sidewalk cafes, outdoor dining, and landmarking protections, for playing very loud bass-heavy club music at all hours of operation while its SLA license specified background music on the interior premise only, serving customers on the outside sidewalk in an area not covered by its SLA license, painting large self-promoting signage on the building without permission from the Landmarks Preservation Commission, the number of warnings and violations relating to the illegally installed outdoor café (10) resulting in the business being padlocked by the NYC Department of Consumer Affairs on September 6, 2019 and again September 13, 2019 after the Applicant ignored the initial closure; and
- v. **Whereas**, there were some concerns that the Principal was previously a manager and in a supervisory position at SN#1173366, 150 RFT Varick Corp dba Greenhouse/WIP, 150 Varick St New York, NY 10013 which had significant disciplinary actions with both the SLA and NYPD, including shootings and stabbings and may have ultimately had its license canceled at the March 10th, 2015 SLA Full Board Meeting and SN#1309428 Grupo Gitano LLC and Gitano NYC LLC dba Gitano Garden of Love, 76 Varick St, New York, NY 10003 which was the subject of numerous resolutions from CB2, had a disciplinary history and many complaints and was also the subject of a number of SLA Full Board Meetings regarding the granting of licenses and renewals; the Principal explaining that he has no disciplinary issues at his other currently-licensed restaurant (MLVH Hospitality Group LLC dba LouLou, Lic ID #0340-22-114050, SN #1318652); and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the "Method of Operation" of the Restaurant On-Premises License, with those stipulations as follows:
 - 1. The premises will be advertised and will operate as a full-service casual French bistro and cocktail bar 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 through Thursdays and 10 AM to 1 AM Fridays and Saturdays. The premises will open no later than the stated opening time and no patrons will remain after the 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 any outdoor area for commercial purposes except for an enclosed sidewalk café with 11 tables and 22 seats and an exterior sidewalk café with no more than 6 tables and 12 seats operating under the Dining Out NYC program. The unenclosed sidewalk café will be adjacent to the building to the north of the entryway. There is no exterior sidewalk seating along the western side of the enclosed sidewalk café as part of this application.
 5. Will abide by all rules and regulations of the Dining Out NYC program including all clear path requirements and that all service will be by wait staff from within the sidewalk café boundaries and will not exceed the 12 seats in the exterior sidewalk café. No music, speakers or TVs in either the exterior or enclosed sidewalk café.
 6. Exterior sidewalk café will close no later than 10 PM. Tables and chairs will be secured at this hour.
 7. For purposes of establishing the public interest standard/500 foot rule, applicant/licensee will not seek to have any roadbed seating.
 8. Will play recorded background music at conversational levels only at all times. 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 not have unlimited drink or unlimited food & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
 16. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
 17. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
 18. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
- viii. Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest and public convenience would be served by the granting of a liquor license at this location where there already are a significant number of licensed establishments in Community Board 2 and in the immediate area, there being **67 active licensed premises** within 750 feet of the subject premises according to LAMP, in addition to 5 pending licenses, the Applicant having met with residents and the local block association, obtaining their support with the agreed upon stipulations being reasonable, the public interest

being established albeit subject to the Applicant and Licensee abiding by the those agreed upon stipulations, 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 **MVMH Hospitality fka as Mathias Van Leyden-Oezen Bakir dba Le Petit Village 173 7th Ave S 10014** **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, 36 Board Members in favor.

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

- 8. 4 Charles Street Restaurant LLC dba 4 Charles Prime Rib 4 Charles St 10014** (OP–Restaurant) (Alteration to add adjacent space)

Whereas, following this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on May 9, 2024, the Applicant requested **to lay over** this application to June/2024 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 **4 Charles Street Restaurant LLC dba 4 Charles Prime Rib 4 Charles 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, 36 Board Members in favor.

- 9. Grey Dog Carmine Inc dba The Grey Dog 49 Carmine St 10014** (OP–Restaurant) (Alteration) Convert service bar to customer bar with 8 seats)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on May 9, 2024, the Applicant requested **to lay over** this application to June/2024 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 **Grey Dog Carmine Inc dba The Grey Dog 49 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, 36 Board Members in favor.

10. Sushi By Bou West Village LLC 107 Greenwich Ave 10014 (TW–Sushi Restaurant, OP Tavern–Sushi Restaurant)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on May 9, 2024, 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 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 Sushi By Bou West Village LLC 107 Greenwich Ave 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, 36 Board Members in favor.

11. New York Water Tours Inc dba Enchanted 353 West St, Pier 40 10014 (RW–Vessel/ Boat/Ship)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on May 9, 2024, the Applicant requested **to lay over** this application to June/2024 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 **New York Water Tours**

Inc dba Enchanted 353 West St, Pier 40 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, 36 Board Members in favor.

12. New York Water Tours Inc dba Oasis 353 West St, Pier 40 10014 (RW–Vessel/Boat/Ship)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on May 9, 2024, the Applicant requested **to lay over** this application to June/2024 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 **New York Water Tours Inc dba Oasis 353 West St, Pier 40 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, 36 Board Members in favor.

13. Gen Manhattan Sixth LP, 392 Avenue of the Americas 10011 (RW–Restaurant) (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on May 9, 2024, the Applicant requested **to lay over** this application to June/2024 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 **Gen Manhattan Sixth LP, 392 Avenue of the Americas 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, 36 Board Members in favor.

14. Pyramid Effect LLC dba Fellini 176 Seventh Ave South 10014 (Class change) (OP–Restaurant)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on May 9, 2024, the Applicant requested **to lay over** this application to June/2024 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 **Pyramid Effect LLC dba Fellini 176 Seventh 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, 36 Board Members in favor.

15. Christopher Street Hospitality LLC 115 Christopher St. 10014 (OP–Restaurant)

Whereas, during this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on May 9, 2024, the Applicant requested **to lay over** this application to June/2024 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 **Christopher Street Hospitality LLC 115 Christopher 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, 36 Board Members in favor.

16. Store3 Pizza NYC LLC dba Zazzy's Pizza 201 W. 11th St. 10014 (Class change) (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on May 9, 2024, the Applicant requested **to lay over** this application to June/2024 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 **Store3 Pizza NYC LLC dba Zazzy's Pizza 201 W. 11th 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, 36 Board Members in favor.

17. New York Water Tours Inc dba Eclipse 353 West St, Pier 40 10014 (OP–Vessel/Boat/Ship) (Removal and Relocation)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on May 9, 2024, the Applicant requested **to lay over** this application to June/2024 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 **New York Water Tours Inc dba Eclipse 353 West St, Pier 40 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, 36 Board Members in favor.

18. New York Water Tours Inc dba Liberty Cruise-Event Cruises NYC 353 West St, Pier 40 10014 (OP–Vessel/ Boat/Ship) (Removal and Relocation)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on May 9, 2024, the Applicant requested **to lay over** this application to June/2024 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 New York Water Tours Inc dba Liberty Cruise-Event Cruises NYC 353 West St, Pier 40 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, 36 Board Members in favor.

19. New York Water Tours Inc dba The Manhattan 353 West St, Pier 40 10014 (OP–Vessel/ Boat/Ship) (Removal and Relocation)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on May 9, 2024, the Applicant requested **to lay over** this application to June/2024 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 **New York Water Tours Inc dba The Manhattan 353 West St, Pier 40 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, 36 Board Members in favor.

20. New York Water Tours Inc dba The Manhattan II 353 West St, Pier 40 10014 (OP–Vessel/ Boat/Ship) (Removal and Relocation)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on May 9, 2024, the Applicant requested **to lay over** this application to June/2024 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 **New York Water Tours Inc dba The Manhattan II 353 West St, Pier 40 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, 36 Board Members in favor

21. 609 Padel LLC and Mogador Greenwich LLC 609 Greenwich St 10014 (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on May 9, 2024, 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 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 **609 Padel LLC and Mogador Greenwich LLC 609 Greenwich 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, 36 Board Members in favor.

STREET ACTIVITIES AND RESILIENCE (formerly Quality of Life)

- 1. *5.9.24 – Moonlight Studios – McLaren Event (Sponsor: GSS Securities, Inc.), 1) Charlton St. bet Hudson & Varick Sts. [curb lane-So.]; 2) Hudson St. bet Charlton & Vandam Sts. [curb lane only-E.]**

Whereas, the applicant, as part of an activation that will be occurring inside Moonlight Studios, seeks to park two vehicles in the east curb lane of Hudson Street between Charlton and Vandam Streets; and

Whereas, additionally the curb lane on Hudson as well as the south curb lane of Charlton between Hudson and Varick Streets will be used for load-in for the Moonlight Studios event, beginning at 3 PM on May 8th; and

Whereas, other than the parked cars, there will be no activation of any kind occurring on the sidewalk or street; now

Therefore Be It Resolved that CB2, Man. recommends **approval Moonlight Studios – McLaren Event**, provided that the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 36 Board members in favor.

2. *5.9.24 – Universal Music – NYFTA- at Broadway (Sponsor: New York Food Truck Association), Broadway bet. W. Houston & Prince Sts. [sidewalk & curb lane closure-W.]

Whereas, the applicant, representing music label Universal Music and a K-Pop band under the Universal label named Seventeen, is seeking to hold a food truck activation in the west curb lane of Broadway between West Houston and Prince Streets on Thursday, May 9th; and

Whereas, the activation will consist of a food truck parked in the curb lane which will be giving away a few hundred ice cream samples and promoting the band’s newest album; and

Whereas, load-in is expected to begin around 9 AM with the truck on site from 12 PM – 6 PM; and

Whereas, the activation will not feature amplified sound, nor will the band itself be present at the event; and

Whereas, the activation will include rope/stanchions and brand ambassadors on site for waste and line management; now

Therefore Be It Resolved that CB2, Man. recommends **approval of Universal Music – NYFTA- at Broadway**, provided that the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 36 Board members in favor.

3. 5.11-5.12-24 – Jcrew Ice Cream Cart (Sponsor: Jcrew), Spring St. bet. Crosby & Lafayette Sts. [partial sidewalk closure-No. – in front of Jcrew]

Whereas, the applicant did not appear on behalf of this application and the committee was unable to hear the particulars of this event, despite numerous attempts by CB2 staff to contact the applicant; and

Whereas, residents conveyed concern about potential disruption to the flow of pedestrians on the block, particularly given that the sidewalk on the other side of the street is temporarily closed; now

Therefore Be It Resolved that CB2, Man. recommends **denial of Jcrew Ice Cream Cart**.

Vote: Unanimous, with 36 Board members in favor.

4. *5.11.24 – Meatpacking Krewe – Big Easy Street Event (Sponsor: Meatpacking District Management Association), Gansevoort St. bet. 9th Ave. & Washington St. [full street closure-full]

Whereas, the Meatpacking District Management Association (“MDMA”), in conjunction with eyewear brand Krewe which has a storefront on Gansevoort Street, is seeking to expand upon a crawfish boil concept from last year and hold a New Orleans-themed street activation on Gansevoort Street between 9th Ave and Washinton Street; and

Whereas, the activation will consist of food, giveaways, live music, and games on the street such as cornhole and Jenga, as well as a ticketed crawfish boil event; and

Whereas, the street will be closed for setup to begin around 8 AM on Saturday, May 11th, with the event itself occurring from 2 PM – 7 PM, and breakdown complete by 10 PM; and

Whereas, there will be no outdoor amplified sound, with all music expected to be acoustic i.e. from a brass band; and

Whereas, the ticketed crawfish boil portion of the event will take place in a fenced-off area, and will consist of crawfish cooked in propane steamers, as well as beer and wine, with 300-400 expected attendees and tickets costing \$80 per person; and

Whereas, Krewe will provide security to manage access to the ticketed event and to check IDs; and

Whereas, all revenue from the crawfish boil will be donated to Memorial Sloan Kettering Cancer Center; and

Whereas, CB2, Man. had previously denied Krewe’s application for the 2023 crawfish boil (which was subsequently approved by SAPO) given a seeming lack of coordination at the time, which is why the applicant stated they had structured this year’s event as a MDMA-sponsored event given the BID’s significant expertise in event planning and management; and

Whereas, the applicant stated that the event would abide by all SLA regulations associated with a temporary permit such as would be required for this event; now

Therefore Be It Resolved that CB2, Man. recommends **approval of Meatpacking Krewe – Big Easy Street Event, provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 36 Board members in favor.

5. *5.17.24 – Sephora – MANE Promotional Event (Sponsor: C Event Studio), E. 14th St. bet. Broadway & University Pl. [partial sidewalk closure-So.]

Whereas, the applicant, representing haircare brand MANE, is seeking to hold a “food cart” activation on the south sidewalk of 14th Street between Broadway and University Pl. on Friday, May 17th; and

Whereas, the activation will consist of a small cart on the sidewalk in front of a promotional wall, which will be giving out up to 1,700 hair barrettes and gummy bear samples; and

Whereas, load-in / set-up will take place from 8 AM – 10 AM, with the event itself running from 10 AM – 4 PM; and

Whereas, the activation will not feature amplified sound; and

Whereas, the activation will include rope/stanchions and brand ambassadors on site for waste and line management; now

Therefore Be It Resolved that CB2, Man. recommends **approval of Sephora – MANE Promotional Event**, provided that the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 36 Board members in favor.

6. *5.17-5.19.24 – E. Houston St.- JBL Party Box Product Launch Event at The JBL Store (Sponsor: Triggerhouse), 1) E. Houston St. bet. Broadway & Crosby St. [curb lane only-So.]; 2) Broadway bet. E. Houston & Prince Sts. [curb lane only-E.]

7. *5.18-5.19.24 – Crosby St.- JBL Party Box Product Launch Event at The JBL Store (Sponsor: Triggerhouse), 1) Crosby St. bet. E. Houston & Prince Sts. [full street closure]; 2) E. Houston St. bet. Broadway & Crosby St. [curb lane only-So.]; 3) Broadway bet. E. Houston & Prince St. [curb lane only]

Whereas, the applicant is seeking multiple curb lane closures as well as a full street closure in order to stage an promotional product launch activation which involves multiple SAPO applications; and

Whereas, the first application involves a curb lane closure on the south side of Houston Street between Broadway and Crosby Streets, as well as an east curb lane closure of Broadway between Houston and Prince Streets; and

Whereas, under this application, the applicant intends to park a branded promotional truck in the south curb lane of Houston between Broadway and Crosby streets, alongside a “skee-ball” setup which will allow attendees a chance to win prizes; and

Whereas, this curb lane activation element will load-in starting at 6 AM on Friday, May 17th, with the activation live from 11 AM – 6 PM on Friday, May 17th and Saturday, May 18th, with load-out for this element happening at 6 PM on Saturday, May 18th, at which point this curb lane will convert to production parking for the adjacent street closure happening on Crosby Street; and

Whereas, brand ambassadors and ropes / stanchions will be employed on the sidewalk on Houston street to assist with line management; and

Whereas, there will be moderate amplified sound being played from JBL speakers during the curb lane activation; and

Whereas, the second application involves a full street closure on Crosby Street between Houston Street and Prince Streets, as well as supporting curb lane closures for production parking; and

Whereas, the intention for the full street closure is to hold a full street festival-style event, with music/performances, street games, and a food truck; and

Whereas, the street festival is expected to run from 2 PM – 6 PM on Saturday, May 18th, with setup beginning at 5 AM that morning and breakdown beginning after 6 PM; and

Whereas, the applicant has stated that amplified sound will be kept at a reasonable level; and

Whereas, though the application is for a full street closure down to Prince Street, the intended footprint of the festival will only take up the portion of the block north of Jersey Street; and

Whereas, the applicant committed to perform outreach to residents in surrounding buildings as well as to the Soho Broadway Initiative; now

Therefore Be It Resolved that CB2, Man. recommends **approval of JBL Party Box Product Launch Event at The JBL Store**, provided that the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 36 Board members in favor.

8. *5.18.24 – P.A.L. Festival (Sponsor: Police Athletic League), Broadway bet. E. 14th St. & Waverly Pl. [full street closure]

Whereas, the applicant, the nonprofit Police Athletic League, is seeking to hold a single-day multi-block street festival on Saturday May 18th, to raise proceeds for the organization; and

Whereas, the activation will be a standard street festival with arts, crafts, jewelry, food, etc.; and

Whereas, PAL has been holding this activation for many years and at one point moved the event from University to Broadway to accommodate community requests; and

Whereas, the south end of the festival will end at 8th Street, not Waverly Pl.; now

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

Vote: Unanimous, with 36 Board members in favor.

9. *5.18-5.19.24 – Staud Product Launch (Sponsor: Exposure NY Create Services), Greene St. bet. Broome & Grand Sts. [curb lane only-W.]

Whereas, the applicant did not appear on behalf of this application and the committee was unable to hear the particulars of this event, despite numerous attempts by CB2, Man. staff to contact the applicant; now

Therefore Be It Resolved that CB2, Man. recommends **denial** of **Staud Product Launch**.

Vote: Unanimous, with 36 Board members in favor.

10. *5.22.24 – Hovercraft Coinbase (Sponsor: Promobile), Washington Sq. No. bet. 5th Ave. & Macdougall St. [curb lane only-No.]

Whereas, the applicant, representing cryptocurrency platform Coinbase, is seeking to hold a food truck activation in the north curb lane of Washington Square North between 5th Ave. and Macdougall Street on Wednesday, May 22nd; and

Whereas, the activation will consist of a food truck parked in the curb lane which will be giving away free pizza slices along with t-shirts and hats, as well as a photo booth adjacent to the food truck and outdoor standing tables; and

Whereas, the pizza for the food truck is expected to be supplied by Bleecker Street Pizza, a local restaurant; and

Whereas, the truck is expected to be parked in the spot by 5 AM, with unloading/set-up beginning around 7 AM, the actual activation taking place from 11 AM – 5 PM, and loadout complete by 7-8 PM; and

Whereas, the activation will not feature amplified sound; and

Whereas, the activation will include rope/stanchions and brand ambassadors on site for waste and line management; now

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

Vote: Unanimous, with 36 Board members in favor.

11. *5.31.24 – The Italian American Emporium and Red Sauce Studio Ribbon Cutting (Sponsor: The Italian American Emporium and Red Sauce Studio), Mulberry St. bet. Grand & Hester Sts. [full street closure-full]

Whereas, the applicant did not appear on behalf of this application and the committee was unable to hear the particulars of this event, despite numerous attempts by CB2 staff to contact the applicant; now

Therefore Be It Resolved that CB2, Man. recommends **denial** of **The Italian American Emporium and Red Sauce Studio Ribbon Cutting**.

Vote: Unanimous, with 36 Board members in favor.

12. *6.2.24 – STONEWALL Village Fair and Expo (Sponsor: STONEWALL Rebellion Veterans Association), Broadway bet. E. 14th St. & Waverly Pl. [full street closure-full]

Whereas, the applicant did not appear on behalf of this application and the committee was unable to hear the particulars of this event, despite numerous attempts by CB2, Man. staff to contact the applicant; now

Therefore Be It Resolved that CB2, Man. recommends **denial** of **STONEWALL Village Fair and Expo**.

Vote: Unanimous, with 36 Board members in favor.

13. *6.7.24 – City-As-School BBQ (Sponsor: High School M560 City-As-School), Clarkson St. bet. Hudson & Varick Sts. [full street closure-full]

Whereas, City-As-School, located at 16 Clarkston Street, is seeking a full street closure in conjunction with its annual BBQ, typically held around the last day of the school year; and

Whereas, the applicant plans to set up tables and chairs on the street so that students and their families can sit and enjoy the BBQ, which is expected to be cooked in the school's courtyard; and

Whereas, the applicant intends for the street closure to last from approximately 12:00 noon until 4:00 PM on Friday, June 7th; and

Whereas, food will be cooked inside the school's courtyard, and there will be amplified sound in the courtyard, but there will be no cooking or amplified sound on the street; and

Whereas, school custodial staff and teachers will be on site to assist with clean-up; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of **City-As-School BBQ**, provided that the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 36 Board members in favor.

14. *6.8.24 – Morton Block Party (Sponsor: MS 297 Parent Teacher Association, Inc.), Morton St. bet. Greenwich & Hudson Sts. [full street closure-full]

Whereas, the Parent Teacher Association for MS 297, located at 75 Morton Street, is seeking a full street closure to hold an end-of-year block party on Saturday, June 8th; and

Whereas, the goal of the block party is to celebrate the achievements of the students this year, and will include a stage with student performances including cheerleader and drumline performances; and

Whereas, the applicant also intends to include elements for children to enjoy such as an inflatable obstacle course and bouncy house; and

Whereas, the applicant intends to begin setup at approximately 8 AM, with the event taking place from 12 noon to 4 PM, and breakdown immediately afterward with assistance from volunteers; and

Whereas, food at the event will be limited to snacks and there will be no cooked food; and

Whereas, the event will include limited amplified sound; now

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

Vote: Unanimous, with 36 Board members in favor.

FYI / Renewals

15. 6.3-6.4.24 – Movies on the Cobbles No. 5 (Sponsor: Meatpacking District Management Association), Gansevoort St./13th St./Gansevoort Pedestrian Plaza [full]

16. 6.15.24 – The LGBT Community Center Juneteenth Block Party (Sponsor: The Lesbian and Gay Community Services Center, Inc.), W. 13th St. bet. Greenwich & 7th Aves. [full]

17. 6.30.24 – Portuguese Soho 2024 (Sponsor: Arte Institute Inc.), Sullivan St. bet. Prince & Spring Sts. [full street closure-full]

18. 8.3.24 – Bleeker St Fair (Sponsor: Village Reform Democratic Club), Bleeker St. bet. 7th & 8th Aves. [full street closure-full]

19. 8.10.24 – Washington Sq Summer Fair (Sponsor: Greenwich Village Chelsea Chamber of Commerce), Washington Sq. No. bet. Macdougall St. & University Pl. [full street closure-full]

20. 8.17.24 – Bleeker St Summer Fair (Our Lady of Pompeii Church), 1) Bleeker St. bet. 6th Ave. & 7th Ave. So. [full street closure-full]; 2) Carmine St. bet. Bedford St. & 6th Ave. [full street closure-full]

21. 8.24.24 – Broadway Festival (Sponsor: Greenwich Village Chamber of Commerce), Broadway bet. E. 14th St. & Waverly Pl. [full street closure-full]

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.

Vote: Unanimous, with 36 Board members in favor.

TRAFFIC AND TRANSPORTATION

Resolution in Response to Request for Adjustment of Citi Bike Station at 95 Morton Street on the north side of the block between Washington and Greenwich Streets.

Whereas Fanatics, Inc., a headquartered tenant of 95 Morton Street, employs roughly 450 people, 70% of whom are full-time employees, including individuals with disabilities necessitating front-of-building drop-off; however, due to the presence of an 80-unit Citi Bike station in front of the entrance, the nearest curbside drop-off is located at the end of Morton Street at the corner of Washington; and

Whereas Fanatics plans to expand both its footprint and workforce, currently receiving approximately 100 additional visitors per day between Tuesday and Thursday, yet the recently installed Citi Bike station obstructs the front entrance to 95 Morton Street, causing congestion on the sidewalk for employees and visitors; and

Whereas there are currently 80 Citi Bike stations in front of 95 Morton Street, and the request is to remove 12 stations to accommodate ADA access, equivalent to 2 car lengths, thereby allowing up to 4 cars to drop off passengers at 95 Morton; and

Whereas the NYC Dept. of Transportation (DOT) is not obligated to provide ADA access or remove the recently installed Citi Bike stations in front of 95 Morton Street; and

Whereas the request aims to implement No Standing signage for pickup and drop-off purposes only, replacing the 12 Citi Bike stations; and

Whereas Community Board 2 Manhattan (CB2) has previously requested additional Citi Bike stations to accommodate Hudson River Park and the Greenway, aligning with resolutions passed in January 2022, maintaining its support for the expansion of Citi Bike stations without diminishing their number; and

Therefore be it resolved that CB2 recommends the removal of 12 Citi Bike stations from in front of 95 Morton Street, suggesting Citi Bike and DOT reuse the stations in a nearby location, preferably adjacent to Hudson River Park. Along with this, CB2 recommends implementing parking restrictions in front of 95 Morton St., prohibiting standing from Monday to Friday, 8:00 a.m. to 6:00 p.m.

Vote: Unanimous, with 36 Board members in favor.

Resolution in response to a presentation by the NYC Dept. of Transportation (DOT) of plans for bike lanes on Gansevoort St. (10th Ave. to Greenwich St.; Hudson St. to W. 13th St.) and Horatio St. (West St. to Hudson St.).

Whereas Dan Wagner, from the newly created Public Realm division of the NYC Dept of Transportation (DOT), presented plans for bike lanes on Gansevoort St. (10th Ave. to Greenwich St.; Hudson St. to W. 13th St.) and Horatio St. (West St. to Hudson St.); and

Whereas the roads within the area lie within the Meatpacking historic district, featuring landmarked Belgian Block streets that do not provide safe, comfortable passage for cyclists; and

Whereas the plan entails installing granite paths along the area's Belgian Block streets (9th Ave. between Gansevoort St. to 14th St., 13th St. from Greenwich to Hudson, and Gansevoort St. from Greenwich to Hudson) to offer a stable road passage for bicyclists, thereby connecting three granite path streets along Gansevoort; and

Whereas additional conventional paths will be established on Gansevoort west of Washington and Horatio St. from Greenwich to the parklet at the end of Horatio at the beginning of the street curve leading to Jane St.; and

Whereas a ramp will be added to the curb at the southwestern edge of Gansevoort to allow bicyclists to enter the parklet without having to jump the curb; and

Whereas the parklet, featuring benches around a small rotunda, is not conducive to congregation due to its proximity to the heavily trafficked Hudson River Park and is not a relaxing place to sit because it lies close to fast-moving vehicles alongside 9A; and

Whereas there is a roundabout in the center of the parklet, which will naturally slow cycle traffic, and the ramp will encourage bicyclists to use it instead of the more heavily pedestrian-trafficked north and south narrow sidewalk areas within the parklet that connect it to Horatio and Jane Sts.; and

Whereas Community Board 2 Manhattan (CB2) has a history of requesting granite path bike lanes on Belgian Block streets within CB2 in resolutions dating as far back as 2017 to establish granite bike paths on Clarkson St. and Morton St., because delivery bikes and other cyclists coming from America's busiest Greenway (the Hudson River Park Greenway) use these streets as main entry points to the east side of 9A, and these cyclists avoid riding on the Belgian Block streets (Clarkson and Morton) in favor of the sidewalk, a habit that has a history of causing bodily injuries to pedestrians including a broken leg injury a 10-year-old girl suffered due to a collision with a bike riding on the sidewalk at Clarkson as she was returning home from soccer practice at downtown Manhattan's busiest soccer and baseball fields, Pier 40; and

Whereas the newly designed granite path has a lifespan of 20 to 50 years and should last on the longer side of these terms because these areas are not as heavily trafficked by heavy vehicles as other granite path areas such as 14th St.; and

Whereas the scope of the Public Realm's projects is clearly defined and does not currently provide enough resources to undergo larger capital projects such as creating an exit and entry point other than the parklet;

Therefore be it resolved that CB2 endorses the Public Realm plan to extend the bicycle network in the Meatpacking District with the following considerations:

- Cycle stamps should be used to clearly alert pedestrians in the parklet that they are on a shared pathway with bicyclists, and signage should be placed to reinforce that cyclists must yield to pedestrians; and

- Pedestrians and bicyclists should be separated on the busy 9A crosswalks by clearly marking pedestrian and bicyclist zones within the crosswalk, such as at the Gansevoort Street/9A crossing; and
- It should be ensured that the bicycle path markings and the bicycle mini-ramp are clearly visible to pedestrians and bicyclists alike; and

Be it further resolved that CB2 reiterates its longstanding requests for granite bicycle lanes on Clarkson St. btw. West St. and Greenwich St. and on Morton St. btw. West St. and Washington St.

Vote: Unanimous, with 36 Board members in favor.

Respectfully submitted,
Emma Smith, Secretary; Brian Pape, Assistant Secretary; Mark Diller, District Manager
Community Board #2, Manhattan