

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



**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:** April 18, 2024  
**TIME:** 6:30 P.M.  
**PLACE:** Lenox Health Greenwich Village, 6th Fl. Conference Room, 200 West 13th St.  
and via Zoom

**BOARD MEMBERS PRESENT IN PERSON:** William Benesh, Keen Berger, Carter Booth, Ritu Chatree, Valerie De La Rosa, Chris Dignes, Mar Fitzgerald, Cormac Flynn, Susan Gammie, Zak Kazzaz, Susan Kent, Jeannine Kiely, Patricia Laraia, Michael Levine, Matthew Metzger, Brian Pape, Donna Raftery, Lois Rakoff, Rocio Sanz, Shirley Secunda, Frederica Sigel, Emma Smith, Dr. Shirley Smith, Antony Wong, (24)

**BOARD MEMBERS PRESENT VIA ZOOM AND COUNTING TOWARD QUORUM:** Katy Bordonaro, Ivy Kwan Arce, Ed Ma, Chenault Spence, Eugene Yoo (5)

**BOARD MEMBERS PRESENT VIA ZOOM AND NOT COUNTING TOWARD QUORUM:** Rich Caccappolo, Stella FitzGerald, Bo Riccobono (3)

**BOARD MEMBERS ABSENT WITH NOTIFICATION:** Susanna Aaron, Anita Brandt, Amy Brenna, David Gruber, Ryder Kessler, Erika Olson (6)

**BOARD MEMBERS ABSENT:** Akeela Azcuy, Anne Hager, Julian Horkey, Daniel Miller, Juan Osorio, Susan Wittenberg (6)

**BOARD MEMBERS PRESENT/ARRIVED LATE:** Katy Bordonaro, Ivy Kwan Arce, Bo Riccobono, (3)

**BOARD MEMBERS PRESENT/LEFT EARLY:** Bo Riccobono (1)

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

**ELECTED OFFICIALS’ REPRESENTATIVES:** NYC Mayor Eric Adams’s Office (Robin Forst); NYS Senator Brian Kavanagh’s Office (Stacie Johnson); NYS Senator Brad Hoylman-Sigal’s Office (Caroline Wekselbaum); NYS Assembly Member Grace Lee’s Office (Fannie Ip); NYS Assembly Member Deborah Glick’s Office (Roy Ruiz); Manhattan Borough President Mark Levine’s Office (Andrew Chang); NYC Council Member Christopher Marte’s Office (Conor Allerton); NYC Council Member Carlina Rivera’s Office (Bianny Rodriguez); NYC Council Member Erik Bottcher’s Office (Nicole Barth).

**MEETING SUMMARY**

Meeting Date – April 18, 2024

Board Members Present – 32

    In Person – 24

        via Zoom Counting toward Quorum – 5

        via Zoom not Counting toward Quorum – 3

Board Members Absent with Notification – 6

Board Members Absent – 6

Board Members Present/Arrived Late – 3

Board Members Present/Left Early – 0

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## PUBLIC SESSION

Erin Piscopink

- New Executive Director of the Soho Broadway Initiative giving an introduction.

Rocio Sanz

- Eye Bank for Site Restoration is an independent non-profit organization serving NYC and surrounds. Raising public awareness on the importance of eye donation for sight restoration.
- Disco night benefit on Thursday, May 16th. Contact (212) 742-9000, eyedonation.org.
- Offers 2 \$3000 scholarships – 1 for public awareness, 1 for STEM. Applications due on May 15th.
- Rocio's mother was a recipient of two corneal transplants.

Raphael Schweizer

- Introducing the "Comic Book Store Tour." First event on Saturday, May 4th. Free Comic Book Day. Meeting at 14th Street Union Square. First stop at Hidden Planet, then taking the train to Queens. Important to support local stores.

Lois Rakoff

- Washington Square Music Festival is entering its next season of free music in the park, every Tuesday in June at 8pm. Rain space at Grace Church. New artistic musical director leading the program. Additional information to come in May.

## ADOPTION OF AGENDA

The agenda was adopted by acclamation.

## ELECTED OFFICIALS' AND REPRESENTATIVES' REPORTS

Mayor Eric Adams - Robin Forst reported:

- Mayor announced partnership to reduce carbon emission from production of food. Participating organizations will work to produce more plant-based foods, which result in fewer emissions. Goal that related emissions will be reduced by 25% by 2030. Has the potential to decrease emissions by >40K tons per year.
- Continued battle against unlicensed Cannabis shops. New legislation will give enforcement agencies a lot more power.
- Announcement this week regarding a huge redevelopment plan as a part of a revitalization of the city's Midtown area. Plan will bring 6000 jobs and help to revitalize the neighborhood.

Office of NYS Congressman Daniel Goldman, 10th District - Mayra Molina reported:

- Office is hosting the Congressional Art Competition. Deadline May 3rd at midnight.

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

- Current legislative priorities:
  - Sammy's Law – legislation to allow NYC to pass its own speed limits
  - Local Journalism Sustainability Act – tax credit for local journalism
  - Sponsored 5 bills related to the licensure of e-bikes

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

- The FY 2025 Budget bills were passed today (“City and State” reported).
- Among the legislation approved in the Budget were bills that:
  - Increased penalties for retail theft – if you assault a retail worker the offense is more serious, and repeat-offenders will see increased penalties.
  - Increased Cannabis enforcement capabilities by OCM and local agencies.
  - Extended for 5 years the ability to order cocktails to-go.

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

- Some aspects of the Budget are still in process. Making some progress at consensus.
- Environmental legislation relating to wind turbines was passed. Painting one blade black prevents bird injury.
- Carrying a bill that would require transparency and sufficient notice to the public concerning proposals to close hospitals.
- Shred event on May 2nd on Greenwich Avenue by the AIDS Memorial, 9am - 12pm.
- Bills passed that will increase Cannabis enforcement mechanisms, including measures that will allow agencies (NYPD, DCWP, OCM) to padlock businesses that are found to be in violation of the statute and regulations. Previously businesses found to be in violation of the laws and regulations could reopen the next day.
- Question on whether additional funding has been allocated to OCM for enforcement purposes.

Office of NYS Assembly Member Grace Lee, 65th District - Fanny Ip reported:

- E-waste event with LES Ecology.
- Alex Frasier promoted to Deputy Chief of Staff.
- Hiring a scheduler and community liaison.
- Accepting applications for summer internships.

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

- Director of Community of Affairs Tricia Shimamura has left the Borough President’s Office to become the Manhattan Borough Commissioner for the Department of Parks.
- MBPO is reviewing applications for CB appointments and reappointments. Hope to be done and ready to announce new members by end of April or early May.
- The Borough President has testified in favor of lifting the 12 FAR cap for housing. Cites buildings on Central Park West as examples of appropriate large-scale structures.
- Always seeking volunteers to support the Borough President’s service opportunities.

Office of Council Member Erik Bottcher, 3rd District - Nicole Barth reported:

- Thanks to all who voted during the participatory budgeting 10 day voting week. Fantastic online voting numbers. 20 balloting tables were set up around the District.
- Sponsored a successful prostate screening clinic in partnership with Mount Sinai.
- Carrying a bill that would prohibit NYC agencies from purchasing single use plastic water bottles. Limited exceptions would be granted for emergency situations.
- Housing clinic on the second Tuesday of each month.
- SCRIE / DRIE clinic on the 3rd Thursday of each month.
- Shred Day on April 27th at Madison Square Park, 10am - 2pm or until truck is filled.
- Planning a future electronic recycling event.

Office of Christopher Marte, NYC Council Member, 1st District - Simon Kostelanetz reported:

- At a Council sub-committee hearing on City of Yes for Economic Opportunity, the Council Member questioned DCP on commercial uses of NYCHA buildings.
- City of Yes for Housing Opportunity – DCP has released the full text of the proposed amendment, which is being reviewed by the office.
- The Council voted today on a gaming facility text amendment. Council Member Marte voted against, but the measure did pass.
- Re-introduced bills from the previous session, including a scaffolding bill that would require more regular inspections and a quicker removal of sidewalk scaffolds.
- Thanks to volunteers who facilitated participatory budgeting in the District.
- Re-starting the "adopt a tree" program.
- Helmet distribution event at East 6th Street and East Broadway this Saturday from 11 am to 2 pm.
- The Council Member delivered his State of the District address at PS130 last weekend. The address highlighted successes achieved to date, and priorities for the remainder of the term.

Office of Carlina Rivera, NYC Council Member, 2nd District - Bianny Rodriguez reported:

- Convened an event with the Department of Buildings today to assist constituents with issues and questions.
- Community clean-up this weekend.
- HPD will be available to consult with constituents in the District Office on May 2<sup>nd</sup>; same for HRA on May 16th.

Office of City Comptroller Brad Lander - Evelin Collado reported:

- The Comptroller participated in a panel discussion on Brown v. BoE on March 22nd.
- The Comptroller's Office website has added a new dashboard charting homelessness in NYC. The dashboard will be updated at regular intervals and will enable the community to access data in real time.
- "Homes now homes for a generation" campaign is moving forward in partnership with the City Council. Briefings in early May. Will share additional information with CB2.

## ADOPTION OF MINUTES

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

## BUSINESS SESSION

Chair's Report: Susan Kent

### Borough board

- Heard concerns relating to Cannabis enforcement, as well as the uptick in violence among young people.
- Report from the Borough President included the recently adopted legislation that expands the list of crimes that can be prosecuted as hate crimes.
- It is likely that the Open Meetings Law will be extended for an additional 2 years on its current terms.
- Presentation from Independent Budget Office.

Urban Fellows presentations

- CB2 was approved to work with two Urban Fellows under the aegis of the Fund for the City of New York. One project concerned establishing metrics relating to parking supply in the District; the other concerned the process of identifying and submitting and following up on violations relating to Landmark buildings.
- Both projects include components aimed at collecting and analyzing data.

CB members

- 2 more resignations this month (Zachary Roberts, Kristen Shea).
- Expecting 10 new members via CB appointment.

Extraordinary circumstance form

- Form to be used by Board Members who seek to attend Committee or Full Board meetings via Zoom under the “extraordinary circumstances” provisions of the Open Meetings Law (Section 103-a).
- Currently there is a form for Board Members to record their eligibility under the Open Meetings Law to attend meetings remotely due to a qualifying disability, but there is no corresponding form for extraordinary circumstances.
- Those attending via Zoom due to extraordinary circumstances do not count toward quorum under the current law but are able to vote if a quorum is otherwise established. The form will allow the Office to track attendance in a designated way.
- No changes to existing policy.

District Manager’s Report: Mark Diller

Lenox Hill Greenwich Village meeting space

- Thanks to Lenox Hill for hosting us.

CB2 calendar

- Board members will note additions to the published calendar, including the date each month by which the District Office seeks to publish the full calendar for the following

month (usually 1.5 weeks before the next month), as well as the due date for submissions for the board package for the Full Board meetings.

#### Urban Fellows reports

- Impressive reports from CB2 fellows and others. Remarkable that the tools developed by CB2's Urban Fellows did not already exist.

#### 6th Precinct Community Council

- The Council was recently reconstituted.
- CB2 is partnering with the new council members to share resources and information on district issues.
- Highlight on quality of life **issues**, including package theft.

#### Presentation on food trucks

- Congratulations to the Street Activities and Resiliency Committee, whose April meeting included a presentation on food trucks and food carts from the Department of Sanitation and the Department of Health and Mental Hygiene, who share responsibility for food trucks and carts.
- The meeting produced enhanced connections with the liaisons at these Agencies, which are already producing positive results for the Community.

## STANDING COMMITTEE REPORTS WITH RESOLUTIONS

### HUMAN SERVICES

#### **Resolution Opposing Community Education Council – District 2 – Resolution #248**

#### **WHEREAS:**

1. On March 20, 2024, Community Education Council District 2 (CECD2) passed Resolution #248 with a vote of 8-3: “Calling for a Comprehensive Review and Redrafting of NYCPS Guidelines on Gender with Regard to the Application and Impact on Female Athletes Participating in Physical Education, Intramural and Competitive Public School Athletic League (PSAL) Sports.”
2. [Community Education Councils](#), created by the New York State Legislature, “are the local bodies responsible for ensuring that public school parents and the public have input in educational decision-making at the community school district level.”
3. The language of [Resolution #248](#) calls for New York City Public Schools to convene a Gender Guidelines review committee, including “...relevant medical professionals and evolutionary biologists” to study and authorize changes to existing gender guidelines “concerning the impact on female athletes when the category of sex is replaced by gender



identity.”

4. Gender identity or expression in schools is protected throughout New York City and New York State in laws such as the 2019 [Gender Expression Non-Discrimination Act](#) (GENDA), the 2010 [Dignity for All Students Act \(DASA\)](#), the Chancellor’s [Regulation A-832](#) of the New York City Department of Education, the Chancellor’s [Regulation D-210](#). Discrimination, harassment, and bullying are violations of these laws and regulations.
5. The importance of physical education as part of a complete curriculum in New York schools is codified in [state law](#), and the right of students to participate in accordance to their gender identity is the [policy](#) of the New York City Department of Education.
6. In a claim to protect female athletes, many [states](#) have initiated laws making sex testing a requirement for competing in school athletics, aiming to bar transgender athletes from competing against cisgender athletes despite a [lack of evidence](#) that transgender girls have a performance benefit after twelve months of testosterone suppression.
7. In most cases, these are the [same states](#) that have initiated laws to bar gender-affirming care, among other restrictions. [Nearly 500](#) anti-LGBTQ+ laws have been proposed in state legislatures in 2024 alone, according to the ACLU.
8. A [2021 study](#) by Center for American Progress concludes that “discriminatory policies such as transgender sports bans...serve to legitimize and foster hostile climates” and that sports participation is vital for the mental health of transgender youth while policies protecting it bring no harm to cisgender athletes.
9. The mental health crisis among transgender youth is severe: the [2023 Trevor Project U.S. National Survey](#) found that nearly 20% of trans and nonbinary young people had attempted suicide in the past year.
10. Community Education Council District 2 (CECD2) has input over “public Pre-K programs, and elementary and middle schools in their district” but not over high schools.
11. The number of transgender athletes in New York City Public Schools grades Pre-K-8 is not measured. A [2022 study](#) by the UCLA Williams Institute of Law estimates that the number of youth in New York state ages 13-17 – i.e., children older than those represented by CECD2 - who identify as transgender is 3.0%, or 34,800, while estimates of transgender students nationwide who participate in college sports have been cited as [32](#) and [39](#), but are not nationally tracked. Hence, the number of transgender athletes in NYC District 2 grades Pre-K-8 can be presumed to be minimal.
12. CB2 Manhattan resolved in February 2024 that it “calls on Chancellor David Banks and the NYC DOE to require that parents serving on SLTs, CECs, and PTAs be expected to adhere to the principles and guidelines outlined in Chancellor's Regulation A-832” and “encourages the adoption of specific penalties for parent members of all official bodies that work with the DOE found in violation of Chancellor's Regulation A-832”



**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan:

1. Rejects the Community Education Council District 2's Resolution #248 as discriminatory and harmful to transgender students.
2. Reaffirms the rights of all students to a complete education, including physical education and athletic competition, and rejects all forms of exclusion therefrom.
3. Believes that all students learn best in an environment that welcomes differences, teaches respect, and values children's full identities.
4. Urges Chancellor David Banks and the NYC DOE to ensure that members of CECD2 comply with Chancellor's Regulation D-210 and enforce violations thereof as well as expand Chancellor's Regulation A-832 to cover Community Education Councils.

**Vote:** Passed, with 29 Board Members in favor and 3 Abstentions (D. Raftery, L. Rakoff, R. Sanz).

#### **LANDMARKS AND PUBLIC AESTHETICS**

**1. \*155 Sullivan St. – Application is to legalize the installation of HVAC in front of a primary facade, installing moveable planters, relocating and replacing statuary, and installing signage**

**Whereas:**

- A. St. Anthony of Padua Church Garden occupies a prominent position beside the church building in the frontage on West Houston Street; and
- B. There has been considerable vandalism of the statuary and grotto area in the garden and the church desires to make the area more secure and more attractive; and mask the HVAC equipment at the east side of the garden in order to cure a violation; and
- C. The proposal is to introduce a high pedestal and grotto area in a new location for the restored statue of Our Lady of Fatima in order to provide security, and to restore and alter the grotto, and there was no specific information about the design and materials of the grotto area; and
- D. Planters with evergreens are to be provided that will beautify the entire garden and to mask the HVAC equipment sufficient to cure the violation; and
- E. There was considerable discussion with the Committee concerning the aesthetics of the garden, in particular finishes for the pedestal, the grotto and the asphalt surface which the applicant represented was installed in an effort to deal with a rodent problem; and

F. It was suggested to replace the asphalt with more suitable and attractive bluestone which would serve to seal the area from rodents as effectively as the asphalt; now

**Therefore be it resolved** that the applicant will be asked to **lay over** the presentation of the application to the Landmarks Commission and to return for a public hearing with a more clear presentation, specifying more specific and attractive materials, for the design of the pedestal and the grotto area and incorporating the bluestone replacement in the area covered by asphalt.

**Vote:** Unanimous, with 32 Board members in favor.

**2. \*150 W. 11th St. – Application is to legalize the installation of a stoop gate without LPC permits.**

**Whereas:**

A. The Greek Revival House has an areaway fence and stair railings in proper style and the double gate is lighter weight and of similar design with curved top sections; and

B. There are similar gates in other houses in the row; now

**Therefore be it resolved** that CB2, Man. recommends **approval** of the stair gate.

**Vote:** Unanimous, with 32 Board members in favor.

**3. \*40 Wooster St. – Application is to remove the fire escapes from the primary and secondary façades , and to construct a penthouse addition.**

**Whereas:**

A. The front and rear fire escapes escapes are of minimal historic value, are not required by fire regulations with the renovation, and are to be removed; and

B. The existing elevator rooftop structure is to be removed and the replacement will be located out of sight at the far side of the building; and

C. The simple clean-line penthouse penthouse is 9’ high and clad in travertine: and

D. The 7’ high mechanical equipment is mounted on the roof at the rear of the penthouse, is screened, is not visible; and

E. The roof is to be lowered three feet to reduce visibility of the penthouse; and

F. The applicant represented that 72 Grand Street is a building under construction that will obscure the south facade of the penthouse; and

NOTE: Buildings that are not in place are not generally considered in evaluating visibility, however in this instance the building is clearly under construction and its plans call for a sufficient height to obscure the penthouse in the way described by the applicant.

G. Other views from public thoroughfares are minimal and in keeping with many rooftop additions in the district; now

**Therefore be it resolved** that CB2, Man. recommends:

- A. **Approval** of the removal of the fire escapes from the front and rear facades; and
- B. **Approval** of the minimally visible penthouse, the placement of mechanical equipment, and the relocation of the elevator mechanical equipment enclosure.

**Vote:** Unanimous, with 32 Board members in favor.

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

**Whereas:**

- A. The contemporary building in historic style is at a prominent corner site and it notable for the two large historic style marquees; and
- B. The infill will be reconfigured, with the existing system and having 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 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. The marquee roof include black sheet metal panels recessed into each section with security cameras inside; and
- G. Considering that one of the marquees is proposed to have 70 globe lights in 10 rows of 7 lights each, and the other marquee has 84 globe lights in 12 rows of 7 lights each, the presentation was notably deficient in its omission of both layout drawings and specifications for the globes, and the applicant was unable to provide any meaningful information about this important part of the application; and
- H. The amount of lighting proposed has the potential to overtake the corner and the block by flooding the sidewalk and the general area with unacceptable levels of illumination and, because the programming of the lighting installation cannot be regulated or monitored, it is essential that the installation itself provide surety that the level of light will be modest and in keeping with the building and the district; and
- I. A number of members of the public spoke with great concern in opposition to the extensive marquee lighting; 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, in view of the deficiency of the information presented about the marquee lighting, **that the applicant return** to a public hearing of the Community Board Landmarks Committee with details about the marquee lighting with precise specifications of the globes including size, wattage, lumens, and other information available from the manufacturer, a detailed layout of the system, and details of the proposed control system, so that the Landmarks Committee has the information required in order to evaluate the impact of the seemingly excessive lighting within the historic district

**Vote:** Unanimous, with 32 Board members in favor.

**5. \*767 Washington St. – Application is to rebuild and reconfigure the rear addition front wall and openings and raise the parapet; add visible HVAC equipment to the rear addition roof; add a visible chimney and fan to the rear facade wall; alter the 2nd floor rear facade window opening, replace the 12<sup>th</sup> Street side door and add a side door in a previous opening; remove the existing Washington St. storefront metal paneling, add wooden bulkhead paneling, and replace the storefront doors and windows, and deepen the excavate?**

**Whereas:**

A. The main building from 1842 and its addition have served as a restaurant for many years; and

B. The contemporary and deteriorating steel covering above the doors and windows will be removed, lintels will be replaced, the wooden entry door will be replaced, and window bulkheads will be in wood; and

C. The cellar of the original building is to be lowered three feet and excavation under the addition will require underpinning, and the applicant represented that studies are being undertaken and ensures that care will be taken with the subject property and the neighboring building and that all applicable regulations will be followed; and

D. The rear windows will be replaced with six over six double hung windows; and

C. The doors on the side facade are to be reconfigured as three new doors in various designs; and

D. The rear addition is to be rebuilt, preserving the four-remaining original piers and the infill is one door and high multi-pane windows; and

E. The rear addition parapet will be enlarged as necessary in an attempt to obscure the exhaust fan, and the visible exhaust chimney extends along the rear facade to the roof and the applicant represented that is has been placed in the only position that will conform to building regulations; and

F. Members of the public spoke in opposition to some details of the application; now

**Therefore be it resolved that CB2, Man. recommends:**

A. **Approval** of the facade work throughout, the ventilation system, and the rebuilding of the extension wall; and

B. **Approval** of the excavation provided that preliminary engineering studies are carried out, that care is taken to ensure the integrity of the subject property and the neighboring property, and that all applicable regulations are followed.

**Vote:** Passed, with 31 Board members in favor, and 1 in opposition (J. Kiely).

**6. \*301 Canal St. & 419-432 Broadway– 1) Application is to re-clad the existing structures at 301 Canal St. and 419-421 Broadway, and to install new storefronts and signage; and 2) application is to replace the storefront and install new signage, construct a rear addition, and install a new stair bulkhead at 423 Broadway**

**Whereas:**

A. The corner buildings on Canal Street and Broadway have lost any meaningful historic design or material and are to be demolished; and

B. The intact west and north buildings are to be preserved and the corner properties are to be united into unified modern shops whose design is inspired by the ground floor of SoHo buildings; and

C. The proposal is an array of bays, four on Canal and three on Broadway, with thin columns in recesses between each bay and the infill enclosed in a frame with a thick entablature above; and

D. The aluminum façade material, in shades of grey, is designed to suggest the district’s historic cast iron architecture but the façade’s unusually short bulkheads do not reference typical bulkheads of the district and are out of balance with the heavy entablature above; and

E. There are seven large sign boards, one in each bay, over the windows with unacceptable large internally lit acrylic lettering which overpower the visual effect of the building; and

F. It was unclear whether this is proposed as a “master plan” or that it is indeed a place holder and the intention is that the actual content will come before a public hearing or to the staff for review; and

G. There is a required metal and wire railing around the roof and the design includes provisions for solar panels which may be able to be modified to be non-visible; and

H. The north building on Broadway will be restored and rebuilt with a storefront with large show windows, a retail entry on the south, and the apartment entry on the north.

I. The rooftop stair bulkhead is to be stabilized and restored and mechanical equipment is on the roof; and

J. A new rear very visible extension is clad in sanding seam metal with French doors and windows and is a grey color that blends with the wall of the tall building behind; and

K. There is modest excavation, none of which requires underpinning; and

L. There was public testimony about the application, expressing unanimous concern over and dislike of the excessive signage proposed; now

**Therefore be it resolved that CB2, Man. recommends:**

A. **Approval** of the demolition of the corner buildings at Canal Street and Broadway; and

B. **Approval** of the restoration and enlargement of the intact north Broadway building, the restoration of the west Canal Street building and the one-story corner building incorporating the area of several derelict demolished buildings.

C. **Denial** of the bulkheads and recommends that they be higher to conform more closely to those of the district, as presented in the examples of neighborhood context; and

D. **Denial** of the aggressive signage in each bay as presented and recommends that the lettering be no more than half the size of those presented using pin mounted halo-lit individual letters as is the accepted style for modern lettering in the district, and that the number of signs be reduced depending on the number of retail tenants.

**Vote:** Unanimous, with 32 Board members in favor.

**LAND USE**

**601 Washington Street Parking Authorization. Application to the Department of City Planning pursuant to Section 13-442 of the Zoning Resolution for authorization to facilitate a new 7-space automated parking facility in an existing 10-unit residential development.**

**Whereas:**

1. 601 Washington Street is in an M1-5/R7X Special Mixed-Use District (MX-6) within the Manhattan Core.
2. 601 Washington Street is a 9-story residential building with 10 condominium residences and no parking spaces.
3. The zoning does not require that any parking be provided, but if parking is provided, the applicant can apply for up to 15 spaces.
4. 601 Washington Street is requesting to create 7 parking spaces inside the existing building by means of a fully automated parking system.
5. There will be no public parking available.
6. The seven parking spaces will be sold to owners of the condominiums.

7. Entrance to the parking facility will be via a to-be-created curb cut across the sidewalk of Leroy Street between Washington and Greenwich Streets.
8. Cars will enter the parking facility by driving straight in to the building.
9. Inside the building the automatic parking system will turn the car around 180 degrees so that the car will exit the parking system by driving straight out. No cars will back in or out of the facility.
10. Drivers will operate the garage doors by an app on their phone. There will be no attendant for this facility.
11. When the cars enter and exit the facility, a flashing light will be visible to alert pedestrians.

**Therefore be it resolved** that CB2, Man. recommends approval of the 601 Washington Street Parking Authorization, as long as the flashing warning light is visible to pedestrians when cars are both entering and exiting the facility.

**Vote:** Passed, with 30 Board members in favor, and 2 in opposition (S. Secunda, E. Smith).

## **SLA LICENSING 1**

1. **Veg 240 Lafayette LLC 240 Lafayette St 10012** (RW–Restaurant)
  - i. **Whereas**, the Applicant and Applicant’s representative 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 an Indian restaurant in a ground floor storefront located within a five (5)-story mixed-use building (ca.1873) on Lafayette Street between Spring and Prince Streets (Block #496/Lot #32), the building falling within NYC LPC’s designated SoHo Cast Iron Historic District Extension and the designated Special SoHo NoHo Mixed Use District; and
  - ii. **Whereas**, the existing storefront premises is roughly 2,191 sq. ft. (ground floor of roughly 1,246 sq. ft. connected via an interior stairway and sidewalk hatch to a 945 sq. ft. cellar with no patron use of the cellar), the interior consisting of 12 tables with 34 seats and no bars for a total indoor seated patron seating occupancy of 34 persons, there is one entrance serving as patron ingress and egress and one (2) patron bathroom, the storefront infill being fixed without operable windows or French doors; there is no outdoor seating; the Applicant has a valid Letter of No Objection for Eating and Drinking on the first floor from the NYC Department of Buildings; and
  - iii. **Whereas**, the hours of operation will be Sundays through Saturdays (7 days a week) from 11 AM to 10 PM; there will be quiet background only consisting of music from



iPod/CD's/streaming services and one TV operating in closed-caption mode (no sound) showing menu items; 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 to be licensed previously operated with a Restaurant Wine license from approximately 2016 through 2020 under the name of E2 Lafayette LLC dba By Chloe (Lic ID# 0240-19-112165, Legacy SN# 1295189) with a similar 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 **64 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 4 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 Indian Restaurant.
  - 2. Hours of operation will be Sundays through Saturdays from 11 AM to 10 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 have no more than one (1) television no larger than 55" that will operate in "closed caption" mode only without sound.
  - 5. Will play recorded background music at conversational levels only.
  - 6. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
  - 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  - 8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
  - 9. Will not install or have French doors, operable windows or open facades.
  - 10. Will not make changes to the existing façade except to change signage or awning.
  - 11. Will comply with NYC Department of Buildings Regulations and 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 **Veg 240 Lafayette LLC 240 Lafayette St 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, 32 Board Members in favor.

**2. Gammon Cafe LLC dba 7 Spring St Cafe 7 Spring St 10012 (OP–Tavern)**

- i. Whereas**, the Applicant and Applicant’s Representative appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application for an On-Premises Tavern Liquor License to operate a tavern featuring backgammon on the ground floor of a C6-2 zoned, five (5)-story, mixed-use, tenement-style building (ca. 1900) on Spring Street between Bowery and Elizabeth Street (Block #492/Lot #42), the building falling within the Special Little Italy District; and
- ii. Whereas**, the ground floor premises is approximately 3,100 sq. ft. with approximately 1,580 sq. ft. on the ground floor and 1,500 sq. ft. in the basement, the basement being accessed by an interior stairway and being used for storage purposes only, there being no patron use of the basement; there will be seven (7) tables with 14 seats in the front area and 12 tables with 24 seats in the rear and one (1) bar with nine (9) seats in the center area for a total seated patron occupancy of 47 persons and a maximum legal occupancy of 74 persons; there is one (1) entry which will serve as patron ingress and egress, one (1) emergency exit and two (2) bathrooms; there is a backgammon-oriented retail area in the front which patrons enter through; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there will be no outdoor seating; and
- iii. Whereas**, the hours of operation will be from 8 AM to 12 AM Sundays through Saturdays (7 days a week) with the front seating area serving as a café during the daytime hours; 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 or barriers and no security personnel/doormen; and
- iv. Whereas**, the storefront premises was previously operated from 2013–2020 as a Michelin star Thai Restaurant called Uncle Boon’s LLC (SN#1274110); and
- 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 **95 active**

**licensed premises** within 750 feet of the subject premises according to LAMP, in addition to 12 pending licenses, concerns being raised that the method of operation is that of a tavern asking for a 1 AM closing 7 days a week as opposed to a full-service restaurant with closing hours of 11 PM and 12 AM, there already being a number of late night establishments which have caused quality of life issues with nearby residents within a block of the instant application (18 Front Inc. dba Mother's Ruin – Lic ID: 0340-22-107087, SN#: 1151149 – 4 AM close, Twelve Spring St Rest Corp dba The Vig Bar – Lic ID: **0340-23-133781**, SN#: **1215096** – 4 AM close; **5 Spring Street Corp dba Sweet & Vicious Bar – Lic ID: 0340-22-108579**, SN#: **1025224** – 2 AM close with rear yard), the method of operation focusing on the game of backgammon and including both a retail component and the service of coffee and café items during the morning and afternoon, the Applicant agreeing to reduce their closing hours to 12 AM, 7 days a week so as not to add to the late night activity on the block and entering into a stipulations agreement with Community Board 2 Manhattan for the sole purpose of establishing public interest; and

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

1. Premises will be advertised and operated as retail shop, café and tavern featuring backgammon with less than a full-service kitchen but will serve food during all hours of operation.
2. The hours of operation will be 8 AM to 12 AM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
3. Will not operate as a Lounge or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. Will play recorded background music at conversational levels only, inclusive of any private parties or events.
6. Will not have televisions.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
9. Will not install or have French doors, operable windows or open facades.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.

14. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, security personnel/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 Community Board 2, Manhattan recommends **denial** of the application for a new On-Premises Tavern Liquor License in the name of **Gammon Cafe LLC dba 7 Spring St Cafe 7 Spring St 10012** **unless** the statements presented by the Applicant are accurate and complete and that all the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

**Vote:** Unanimous, 32 Board Members in favor.

- 3. 174 Mott Hospitality LLC and 174 Mott LLC 174 Mott St aka 368 Broome St 10012**  
(New OP–Restaurant) *(previously unlicensed)*
  - i. Whereas,** the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee to present an application to the NYS Liquor Authority for a new On Premise Liquor License to operate an elegant wood-fired concept restaurant with the menu sourced from local farmers and East Coast fisherman in the ground floor and cellar storefront of a newly-renovated six (6)-story commercial building on the northeast corner of Mott and Broome Streets (Block #479/Lot #40), the building falling within the Special Little Italy District; and
  - ii. Whereas,** the premises is approximately 5,613 sq. ft. with approximately 3,088 sq. ft. on the ground floor and 2,605 sq. ft. in the cellar, the cellar being accessed by an interior stairway; there will be approximately 38 tables with 92 seats and one (1) bar with ten (10) seats on the ground floor and approximately 34 seats in the cellar used for private dining only consisting of one private dining room with 12 seats and a second private dining room with 24 seats and one (1) service bar for a total seated patron occupancy for the premises of approximately 138 persons; there is one (1) patron entry on Mott Street which will serve as patron ingress and egress, one (1) service entrance also on Mott Street and four (4) patron bathrooms; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there will be no outdoor seating; and
  - iii. Whereas,** the hours of operation will be 11 AM to 12 AM Sundays, 5 PM to 12 AM Mondays through Wednesdays, 5 PM to 1 AM Thursdays and Fridays and 11 AM to 1 AM Saturdays with a last reservation of 10:30 PM 7 days a week; music will be recorded background music only; there will be no dancing, DJ’s, live music, promoted events or scheduled performances, cover fees, velvet rope, security personnel and no televisions; and

- iv. **Whereas**, the building was purchased approximately two (2) years ago by venture capital firm Alley Corp of which one of the principals on the instant application is the founder and CEO, the upper floors of the building will be used by Alley Corp for their offices as well as associated start-ups, the remaining two or three floors will be leased to other businesses – there will be no residential use of the building; the other listed principals on the instant application are also the principals of The Noortwyck LLC (Lic ID #0340-22-114889, SN #1343229) which has been operating in CB2, Man. since 2022 without any known complaints; and
- v. **Whereas**, a 40-year resident of the neighborhood spoke against the application citing the large number of liquor licenses in the immediate vicinity and the noise and quality of life concerns regarding the requested 2 AM, 7 days a week closing, that closing time being much later than all the other nearby restaurants which close not later than midnight and often earlier, additionally pointing out that this is a family-oriented neighborhood and many of the immediate neighbors are families living in old tenement-style buildings despite the Applicant’s traffic study describing the area as being primarily known for upscale residences; another resident pointing out per the 2020 census (source: NYC’s Population Finder) that the four blocks around the Applicant, with it at the crossroads, consists of 1,734 persons, 50.8% are Asian (non-Hispanic) and 95.8% are renter-occupied units, that there are upscale boutiques, restaurants and bars which are all signs of gentrification and displacement of the mom and pop shops that serve the old time residents, additional concerns were raised that the traffic study submitted did not acknowledge the excessive traffic in the evening rush hour and on the weekends with Broome Street being a major artery to the Holland tunnel, the application being for a large, upscale restaurant (126 persons) with multiple seatings an evening with patrons travelling by for-hire vehicle, further exacerbating the traffic issues; members of the Bowery Block Association and Bowery Alliance of Neighbors met with the Applicants and also voiced their concern that the late hours of the application were not in alignment with the residential nature of the neighborhood, as well as sharing concerns regarding further gentrification of the area; and
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest and public convenience would be served by the granting of a liquor license at this location where there already are a significant number of licensed establishments in Community Board 2 and in the immediate area, there being **105 active licensed premises** within 750 feet of the subject premises according to LAMP, in addition to 14 pending licenses, the Applicant hearing concerns of the block associations and residents and as a concession reducing their closing hours to 12 AM Sundays through Wednesdays and 1 AM Fridays and Saturdays, additionally agreeing to return to CB2, Man. if there is a substantive change in principals as the known reputation of the principals is part of the public interest of the instant application and entering into a stipulations agreement with Community Board 2 Manhattan for the sole purpose of establishing public interest; 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, elegant wood-fired concept restaurant with the menu sourced from local farmers and East Coast fisherman with full menu items available until closing every night.
2. The hours of operation will be 11 AM to 12 AM Sundays, 5 PM to 12 AM Mondays through Wednesdays, 5 PM to 1 AM Thursdays and Fridays and 11 AM to 1 AM Saturdays with a last reservation of 10:30 PM 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 including any sidewalk or roadbed seating.
5. Will not install or have French doors, operable windows or open facades.
6. 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.
7. Will not have televisions.
8. Cellar will be used for private dining only.
9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
10. Will not install or have French doors, operable windows or open facades.
11. Will comply with NYC Department of Buildings Regulations and will obtain Place of Assembly Certificate and keep current at all times required Permits and Certificates.
12. Total occupancy between the cellar and 1st floor will be roughly 180 persons.
13. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for ground floor and cellar premises proposed to be licensed prior to opening.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. There will be no “bottle service” or the sale of 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 return to CB2, Man. if there is a change of principals as presented to CB2 with greater than 40% share of either 174 Mott Hospitality LLC or 174 Mott LLC or if there is going to be a change where a new entity comes in on an endorsement.
18. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a new On Premise Liquor License to **174 Mott Hospitality LLC and 174 Mott LLC 174 Mott 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 Liquor License in order to create public interest for the issuance of this liquor license.

**Vote:** Unanimous, 32 Board Members in favor.

**4. Parcelle 72 MacDougal LLC dba parcelle macdougal 72 MacDougal St 10012 (OP– Restaurant) (Transfer)**

- i. Whereas,** the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a neighborhood restaurant featuring European and domestic wines in a one-story commercial building (c. 1858) on the residential block of MacDougal Street between West Houston and Bleecker Streets; and
- ii. Whereas,** the premises consists of 1,200 sq. ft. on the ground floor only; there will be 21 tables with 42 seats and one (1) bar with no seats for total interior patron seating of 42, there is one door serving as patron ingress and egress and two (2) bathrooms; there are operable French doors spanning the majority of the length of the premises, the Applicant will be changing the hinges so that the doors open to the interior of the premises; and
- iii. Whereas,** the hours of operation are from 12 PM to 12 AM Sundays through Saturdays; music will be quiet background only consisting of music from iPod/CD’s/streaming services, there will be no TVs, all doors and windows will be closed at 10 PM every night, there will be no DJs, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers, no security personnel/doormen; and
- iv. Whereas,** the premises (Block #526/Lot #84) are zoned R7-2 (residential), the proposed non-conforming commercial use is claimed to be permitted by the applicant, and they stated that a Letter of No Objection had been sought by previous operators, yet no Letter of No Objection or Certificate of Occupancy showing the use was allowable was produced, the space having previously been operated as restaurant for some time; and
- v. Whereas,** this is a transfer application from LouLou LLC dba Babs, Lic ID 0340-23-136647, SN# 1316096 which operated a family restaurant serving breakfast, lunch and dinner from 2018 until closing in 2023; at the time of their license, sidewalk seating was not permitted in residential only zoned blocks such as this, this use being a non-conforming previously existing use; the instant application includes seating both in the sidewalk and the roadbed, the Applicant providing diagrams for both but concerns were raised that the diagram for the sidewalk did not allow for the necessary 10' clear path around the tree pit as required by the new [Dining Out NYC](#) program (this block of MacDougal Street is designated as a Regional corridor in [NYC DOT’s Pedestrian Mobility Plan](#) requiring a 10' clear path), the Applicant changing the hinges on the French doors in order for them to open to the interior of the restaurant allowing for sidewalk tables to be placed close to the



building with waiter service to sidewalk café patrons occurring from the interior of the restaurant; there were also concerns that the planned roadbed seating did not take into account the [Dining Out NYC required 15' emergency lane](#), the roadway being approximately 25' wide with a “Truck Loading M–F, 8AM–6PM” directly across from the proposed roadbed and vehicle parking permitted at other times, the truck loading or overnight car parking not addressed in the plans, nor that each parking lane on each side of MacDougal St. being 8'wide leaves only a 9' vehicle travel lane, the Applicant agreeing that any outdoor seating will conform to the rules and regulations of the Dining Out NYC program and, irrespective of those issues, as a part of creating public interest in this residential-only zoned block, the applicant agreed that any outdoor seating permitted will close at 10 PM nightly; and

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

1. Premises will be advertised and operated as a full-service, neighborhood restaurant featuring European and domestic wines with the kitchen open and full menu items available until closing every night.
2. Hours of operation will be 12 PM to 12 AM Sundays through Saturdays. No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Any future sidewalk café seating will close no later than 10 PM and abide by all rules, regulations and procedures of the Dining Out NYC program. All tables and chairs will be secured at this time. No exterior music, speakers or TVs.
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 not have televisions.
7. Will close all doors and windows at 10PM every night, allowing only for patron ingress and egress.
8. All service to any sidewalk café will be from the interior premises through the operable French doors. There will be no service to patrons from the sidewalk.
9. Will not make changes to the existing façade except to change signage, awning and/or hinges on existing French doors.
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.

**ix. Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **128 active licensed premises** within 750 ft. and 17 pending licenses according to LAMP; the Applicant's hours and 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 On-Premises Restaurant L License in the name of **Parcelle 72 MacDougal LLC dba parcelle macdougal 72 MacDougal 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 Liquor License in order to create public interest for the issuance of this liquor license.

**Vote:** Unanimous, 32 Board Members in favor.

**5. Yumway LLC 41 Elizabeth St 10013 (OP-Restaurant) (previously unlicensed)**

- i. Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a "vegan restaurant with an ecofriendly concept that aims to support animal welfare" in a seven (7)-story, C6-2G/C6-1G-zoned, commercial building (c. 1923, renovated 2003) on Elizabeth Street between Canal and Hester Streets (Block #204/Lot #24), this building falling within the Special Little Italy District; and
- ii. Whereas**, the ground floor premises is roughly 3,373 sq. ft. with 2,284 sq. ft. on the ground floor connected by an interior stairway to 1,089 sq. ft. cellar space; there are 33 tables with 70 seats and one (1) bar with eight (8) seats on the ground floor and 19 tables with 52 seats and one (1) bar with seven (7) seats in the cellar for a combined total seated patron occupancy of approximately 137 persons, there is one (1) entry which will serve as patron ingress and egress and one additional emergency egress on each floor and six (6) bathrooms; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. Whereas**, the hours of operation are from 8 AM to 2 AM Sundays through Mondays and 8 AM to 4 AM Thursdays through Saturdays; the floor plans show, and the Applicant confirmed that there will be a performance stage on both the ground floor and in the cellar, there will be live music, DJs and karaoke played at background and entertainment levels

- with amplified sound; there will be both promoted events and scheduled performances that will include movable barriers, there will be security personnel, there will be no TVs; and
- iv. **Whereas**, the premises has been operating for many years as a traditional Chinese restaurant without a liquor license and early closing hours, the Applicant stating that a relative currently owns the restaurant and will be retiring and that he would like to open a family-friendly, healthy affordable restaurant that will serve coffee, breakfast and lunch as well as offer a very family-friendly dinner option that is also healthy, affordable and fun, there will be karaoke on both floors as the Applicant has seen a loss of karaoke establishments in the neighborhood with restaurants closing early, there being a loss of “fun” in the area; there will be live jazz bands in the early evening or local artists may perform, the ground floor kitchen will remain as there may also be future catering events, there will be special events though it is unclear exactly what format those will take, the late night hours being necessary to bring some “fun” back to the neighborhood; and
- v. **Whereas**, the primary principal for this application is the principal at another nearby establishment called Bowery Gyokai LLC dba Shinsen with an On-Premises Restaurant Liquor License (Lic ID 0340-22-11309, SN# 1322562), the Applicant having come under disciplinary action by the NYSLA in [July/2020](#), receiving a civil penalty of \$20,000 in addition to conditions being placed on the license of a 12:30 AM closing and background music only (the Applicant stating he is open until 2 AM), and while many bars and restaurants received fines at this point during the Covid-19 pandemic, the Applicant was on a list as receiving some of the [steepest punishment](#) and was specifically mentioned in an August/2020 *New York Post* [article](#) for changing the licensed premises from a restaurant to a “strip club,” the Applicant admitting that he had operated the premises poorly during Covid while not going into any specifics or disclosing the specific charges when asked; and
- vi. **Whereas**, the other proposed principal in the instant application, who did not appear before CB2, Man., has previously been the principal/managing partner in numerous clubs located in CB1, Man. that had created significant quality of life problems for nearby residents (Bon LLC dba Le Baron SN# 1243811 opened in 2012 and closed around 2015, and 100 Lafayette Street LTD dba Santos Party House SN# 1171341 which opened in 2008 and closed in 2016 after [hosting a festival with an alleged neo-Nazi element](#)), additionally, the Applicant’s partner was also the plaintiff in a lawsuit in 2012-2013 ([Jockey Hollow LLC v Dicker](#)) in which it appears they may have been availing their liquor license; that proposed principal was not present and unable to address those issues, the Applicant stating that his partner is strictly functioning as the architect in regards to the instant application despite being a principal and will not be otherwise involved with the operation despite their name being on the license; and
- ix. **Whereas**, concerns were raised that the Applicant was not presenting a defined method of operation illustrating that the premises would be operated as the stated family-friendly restaurant the Applicant described, the method of operation and the late night hours sounding more like that of a club which both principals have experience operating, the

Applicant not able to clearly state how the premises will operate as a restaurant in the late night hours, concerns being raised about the quality of life impacts for the residents on the block, the Applicant offering a petition with the requested hours and method of operation as restaurant with karaoke with signatures from occupants of the upper floors of the premises but the building is commercial with no residents, there was no outreach to the residents in the large apartment buildings across the street and slightly to the north of the building, additionally the Applicant sent email letters to other members of the broader community to which there was little response with the subject of “New Vegan Café/Restaurant” and no mention of operating hours; and

- x. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, **there being 60 active licensed premises** within 750 ft. and 10 pending licenses according to LAMP; the application presented being unclear in the method of operation, the restaurant being described as an all-day café with family-friendly dinner and entertainment but also with DJs, entertainment level music and late night hours, the latter causing concern that the premises will be a late-night club which may have similar issues to past clubs operated by the Applicants; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Restaurant Liquor License for **Yumway LLC 41 Elizabeth St 10013**; and

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

**Vote:** Unanimous, 32 Board Members in favor.

- 6. **Sushidelic LLC dba Sushidelic 177 Lafayette St 10013** (New OP–Restaurant) (Class Change)
  - i. **Whereas**, the Applicant and Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA #1 Licensing Committee #1 to present an application to the NYS Liquor Authority for a class change of their Restaurant Wine License (Lic ID 0240-24-106139, SN# 6014158) to an On-Premises Restaurant Liquor License to operate an elevated omakase and sushi restaurant on the ground floor of a M1-5/R7X-zoned, six (6)-story commercial building (c. 1891, renovated 2011) on Lafayette Street between Broome and Grand Streets (Block #472/Lot #28), the building falling within NYC LPC’s SoHo-Cast Iron Historic District Extension and the designated Special SoHo NoHo Mixed Use District; and
  - ii. **Whereas**, the ground floor premises, located between the 7<sup>th</sup> and 4<sup>th</sup> building column directly to the south of the building entrance, is approximately 2,700 sq. ft. (1,350 sq. ft. on the ground floor connected by an interior, common stairway to 1,350 sq. ft. in the basement with no patron use of the basement); there will be two (2) tables with 16 seats and one (1)

bar with 27 seats for a total of 43 interior seats; the premises has one (1) door which will serve as patron ingress and egress and two (2) bathrooms; the store front infill being fixed without operable doors or windows that open out to the sidewalk, the Applicant not presenting a certificate of occupancy or letter of no objection permitting eating and drinking at the location; and

- iii. **Whereas**, the hours of operation will be from 11:30 AM to 12:00 AM Sundays through Saturdays (7 days a week); any future sidewalk café will close by 10 PM nightly and will abide by all rules and regulations of the Dining Out NYC program; music will be quiet background only consisting of music from iPod/CDs; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and
- iv. **Whereas**, the Applicant appeared before CB2, Man. in [October/2022](#) for their Restaurant Wine application with closing hours of 2 AM 7 days a week, at which time the full board recommended denial of the application, prior to that the premises had been unlicensed and was most recently (from approximately 2011 to 2020) a meeting and event space called the WeWork Lounge; and
- v. **Whereas**, concerns were raised by the Broadway Residents Coalition regarding the current sidewalk seating being operated under the temporary Open Restaurants program, that seating being located on a platform which was not permitted in the temporary program and is not permitted in the Dining Out NYC program, additionally that the barriers surrounding the seating have been painted a bright pink which feels inappropriate for a premises located in a historic district; the Applicant agreeing to abide by all rules of the NYC Dining Out program including no platforms; and
- vi. **Whereas**, the Applicant executed a stipulation agreement with CB2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the On-Premises Restaurant Liquor License:
  - 1. Premises will be operated as a full-service fast-casual sushi restaurant with the kitchen open and full menu items available until closing every night.
  - 2. The hours of operation will be 11:30 AM to 12 AM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
  - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  - 4. Any future sidewalk café seating will close no later than 10 PM and abide by all rules and regulations of the Dining Out NYC program. All tables and chairs will be secured at this time. No exterior music, speakers or TVs.
  - 5. No roadbed seating.
  - 6. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
  - 7. Will not have televisions.
  - 8. Will close all doors and windows at 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 install or have French doors, operable windows or open façades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
15. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
16. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
17. Will appear before CB2, Man. prior to submitting plans for any sidewalk, roadbed or other outdoor seating; and

**vii. 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 **80 active licensed premises** listed on LAMP within 750 feet of the subject premises, in addition to 7 pending licenses, the Applicant having operated for the past year at this location with the hours of operation 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 CB2, Man. recommends **denial** of the application for a new On-Premises Restaurant Liquor License for **Sushidelic LLC dba Sushidelic 177 Lafayette St 10013**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the into the “Method of Operation” of the NYSLA Liquor License

**Vote:** Unanimous, 32 Board Members in favor.

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

7. **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 #1 Licensing Committee Meeting on April 2, 2024, the Applicant requested **to lay over** this application to May/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 **Soho Hummus LLC dba 19 Cleveland by Nish Nush19 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, 32 Board Members in favor.

**8. 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 April 2, 2024, the Applicant requested **to lay over** this application to May/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, 32 Board Members in favor.

**9. Juicerie Nolita LLC dba The Butcher’s Daughter 19 Kenmare St, east unit 10012 (OP–Restaurant) (Alteration: add sidewalk seating)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on April 2, 2024, the Applicant requested **to lay over** this application to May/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 **Juicerie Nolita LLC dba The Butcher’s Daughter 19 Kenmare St, east unit 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, 32 Board Members in favor.

**10. TH NYC Restaurant 2 LLC 264 Bowery 10012 (RW–Restaurant)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on April 2, 2024, the Applicant requested **to lay over** this application to May/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 **TH NYC Restaurant 2 LLC 264 Bowery 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, 32 Board Members in favor.

**11. 739 Broadway Rest Corp dba The Famous Cozy Soup & Burger 739 Broadway 10003 (RW–Restaurant) (previously unlicensed)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on April 2, 2024, the Applicant requested **to lay over** this application to May/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 **739 Broadway Rest Corp dba The Famous Cozy Soup & Burger 739 Broadway 10003 until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 32 Board Members in favor.

**12. De Xiang, Inc dba Genki Omakase 552 La Guardia Pl, no 4 10014 (RW–Restaurant)**  
*(previously unlicensed)*

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on April 2, 2024, the Applicant requested **to lay over** this application to May/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 **De Xiang, Inc dba Genki Omakase 552 La Guardia Pl, no 4 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, 32 Board Members in favor.

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

**Whereas**, after laying over the application since January/2024, at this month’s CB2, Manhattan SLA Licensing Committee Meeting on April 2, 2024 the Applicant **failed to appear** on this application and did not provide information or explanation as to such non-appearance before CB2 Manhattan; and

**THEREFORE, BE IT RESOLVED** that CB2, Manhattan strongly recommends that the SLA **DENY** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, temporary license, corporate change, alteration, transfer or other changes to any existing license for **Talum LLC 183 Grand St 10013** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 32 Board Members in favor.

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

**Whereas**, at this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on April 2, 2024, the Applicant requested **to lay over** this application to May/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 **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, 32 Board Members in favor.

**15. Great Jones Distillers LLC dba Great Jones Distilling Co 686 Broadway 10012 (OP–Restaurant, Bar/Tavern)**

**Whereas**, following this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on April 2, 2024, the Applicant requested **to lay over** this application to April/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, 32 Board Members in favor.

**16. 216 Lafayette, LLC dba ELM by Atelier Collective 216 Lafayette 10012 (OP–Catering Facility)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on April 2, 2024, the Applicant requested **to lay over** this application to May/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 **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, 32 Board Members in favor.

## **SLA LICENSING 2**

- 1. Makimaki 350 Hudson LLC 350 Hudson St, Unit 103 10014 (RW–Restaurant)**  
*(previously unlicensed)*
  - i. Whereas,** the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application for a Restaurant Wine License to operate a full-service family-run sushi restaurant on the ground floor of a nine (9)-story commercial building (ca. 1930) on Hudson Street between Charlton and King Streets (Block #580/Lot #39), the building falling within the Special Hudson Square District; and
  - ii. Whereas,** the ground floor premises is approximately 1,168 sq. ft.; there will six (6) tables and 12 seats and no bars or counters for a total seated patron occupancy of 12 persons; there is one (1) entry which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there is no sidewalk or roadbed seating; and
  - iii. Whereas,** the hours of operation will be from 11 AM to 8 PM Mondays through Fridays and closed on the weekends; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen; and
  - iv. Whereas,** the premises is a previously unlicensed location, the Applicant having opened in 2022 without a liquor license with this being its third Manhattan location, previously the premises had been a coffee shop and prior to that various forms of dry retail; there already are a number of licensed establishments in both Community Board 2 and in the immediate area, according to LAMP there being **21 active liquor licenses** within 750 feet of the proposed premises to be licensed and an additional 9 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
  - v. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:

1. Premises will be advertised and operated as full-service sushi restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 11 AM to 8 PM Mondays through Fridays. No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any 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 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. 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, security personnel/doormen.
13. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
14. Will appear before CB2, Man. for change in method of operation/alteration to license prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant Wine License in the name of **Makimaki 350 Hudson LLC 350 Hudson St, Unit 103 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.

**Vote:** Unanimous 31 Board Members in favor.

2. **Saltwaternyc2 LLC dba Saltwater Coffee 126 Waverly Pl 10011** (TW–Bar/Tavern)  
*(previously unlicensed)*
  - i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application for a Tavern Wine License to operate a family-run coffee shop on the ground floor of a five (5)-story, mixed-use building (ca. 1986) which spans the block between Waverly and Washington Place on the east side of 6<sup>th</sup> Avenue (Block #552/Lot #7501), the building falling within NYC LPC’s designated Greenwich Village Historic District with the premises entry on Waverly Place; and

- ii. **Whereas**, the ground floor premises is approximately 750 sq. ft.; there will three (3) tables and 19 seats and no bars for a total seated patron occupancy of 19 persons; there is one (1) entry which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there is no sidewalk or roadbed seating; and
- iii. **Whereas**, the Applicant is looking to extend their current hours of operation by adding a wine and beer component to their operation having been operating the coffee shop for the past 3–4 years, the proposed hours of operation will be from 8 AM to 10 PM Sundays, 7 AM to 10 PM Monday through Wednesdays, 7 AM to 11 PM Thursdays and Fridays and 8 AM to 11 PM Saturdays; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen; and
- iv. **Whereas**, a resident of the block and past-president of the local block association appeared in opposition to the application documenting issues with drug use on this specific block and in the front of the premises of the instant application as well as other quality of life issues regarding homeless persons and general safety concerns, members of the block having hired their own security to patrol the sidewalks in the evening, concerns that adding the service of alcohol and later evening hours may exacerbate the current problems and add additional quality of life impacts of late night noise, this being a very quiet and residential block; and
- v. **Whereas**, there already are a number of licensed establishments in both Community Board 2 and in the immediate area, according to LAMP there being **68 active liquor licenses** within 750 feet of the proposed premises to be licensed and an additional 6 pending licenses within this same area, the Applicant reducing the originally requested closing hours of midnight, 7 days to 10 PM and 11 PM as a concession to nearby residents and additionally agreeing to remove any benches and the sandwich board, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule, concerns of the local residents being overall quality of life concerns, those concerns not being attributed to the Applicant directly but more the impacts of activities in Washington Square Park and 6<sup>th</sup> Avenue; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Tavern Wine License, with those stipulations as follows:
  1. Premises will be advertised and operated as coffee bar with less than a full service kitchen but will serve food during all hours of operation.
  2. The hours of operation will be 8 AM to 10 PM Sundays, 7 AM to 10 PM Monday through Wednesdays, 7 AM to 11 PM Thursdays and Fridays and 8 AM to 11 PM Saturdays. No patrons will remain after stated closing time.
  3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.

4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. Will not have any seating, including benches, or sandwich boards on the sidewalk.
6. Will play recorded background music at conversational levels only.
7. Will not have televisions.
8. Will close all doors and windows at all times allowing only for patron ingress and egress.
9. Will not install or have French doors, operable windows or open facades.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, security personnel/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 to license prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a new Tavern Wine License in the name of **Saltwaternyc2 LLC dba Saltwater Coffee 126 Waverly Pl 10011** **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.

**Vote:** Unanimous, 31 Board Members in favor.

**3. 299 Hospitality LLC 299 W Houston St 10014 (OP–Restaurant)**

- i. **Whereas**, the Applicant and the Applicants’ 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 full-service, vegetable-focused fine dining restaurant on the ground floor of an 18-story commercial building occupying the entire block bordered by Greenwich Street to the west, Hudson Street to the east, West Houston Street to the north and King Street to the South, (Block #599/Lot #64), the building falling within the Special Hudson Square District with the premises entry on Hudson Street; and
- ii. **Whereas**, the premises is approximately 3,493 sq. ft. with approximately 3,293 sq. ft. on the ground floor and 200 sq. ft. in the cellar, the cellar being accessed by a freight elevator in the lobby with no patron use of the cellar; there will be approximately 21 tables with 75 seats and one (1) bar with eight (8) seats for a total seated patron occupancy of approximately 83 persons; there is one (1) double-door entry on Hudson Street which will

serve as the main passage for patron ingress and egress, one (1) additional door on Hudson Street for patrons of the private dining room and three (3) patron bathrooms; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and

- iii. **Whereas**, the hours of operation will be 12 PM to 12 AM Sundays through Saturdays, the restaurant will operate primarily as a reservation-only establishment with a last reservation of 9:30 PM 7 days a week; the ground floor premises consists of three distinct dining experiences: the main dining room which includes an 8-seat bar, the “kitchen room” with approximately 26 seats which will serve a prix-fixe meal with a continuously changing menu and an approximately 20 seat private dining room; music will be recorded background music only; there will be no dancing, DJ’s, live music, promoted events or scheduled performances, cover fees, velvet rope, security personnel and no televisions; and
- iv. **Whereas**, there may be future sidewalk seating on Hudson Street which will abide by all rules and regulations of the Dining Out NYC program and will close no later than 10 PM nightly; and
- v. **Whereas**, the premises most recently was occupied by LPQ King & Hudson Inc dba Le Pain Quotidien (Lic ID 0340-18-105045, SN# 1289943) from approximately 2018–2020; the Applicant is a former teen chef, now a celebrity chef who started his culinary career at the age of eleven and has worked at many fine dining restaurants in Los Angeles, Chicago and New York and was the chef at Eureka Gem LLC dba Gem (Lic ID 0240-22-101779, SN# 13073356) in the East Village until stepping away to focus on plans for the instant application, the type of service for the above-mentioned “kitchen room” originating from the cooking he did while at Gem; and
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest and public convenience would be served by the granting of a liquor license at this location where there already are a significant number of licensed establishments in Community Board 2 and in the immediate area, there being **20 active licensed premises** within 750 feet of the subject premises according to LAMP, in addition to 9 pending licenses, the Applicant 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
- 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, vegetable-focused, fine dining restaurant with full menu items available until closing every night.
  - 2. The hours of operation will be 12 PM to 12 AM Sundays through Saturdays and will operate primarily as a reservation-based establishment with a last reservation of 9:30 PM 7 nights. 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. Any future sidewalk café seating will close no later than 10 PM and will abide by all rules and regulations of the Dining Out NYC program. All tables and chairs will be secured at this time. No exterior music, speakers or TVs.
5. No roadbed seating.
6. Will play recorded background music at conversational levels only.
7. Will not have televisions.
8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
9. Will not install or have French doors, operable windows or open facades.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and will obtain Place of Assembly Certificate and keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. There will be no “bottle service” or the sale of 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 return to CB2, Man. if there is a change of principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
16. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
17. Will appear before CB2, Man. prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premises Restaurant Liquor License in the name of **299 Hospitality LLC 299 W Houston 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, 31 Board Members in favor.

4. **AV 7th Ave LLC dba All’Antico Vinaio 89 7th Ave South aka 16 Barrow 10014** (TW–Bar/Tavern)
  - i. **Whereas**, the Director of Operations and the Applicants’ Representative appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for a new Tavern Wine license to operate and “artisanal sandwich shop with roots in Italy” in a ground floor storefront within a five-story building (ca. 1910) on

Seventh Avenue South between Grove and Barrow Streets, this building falling within NYC LPC's designated Greenwich Village Historic District

- ii. **Whereas**, the storefront premises is roughly 834 sq. ft. with 534 sq. ft. on the ground floor and 300 sq. ft in the basement with no patron use of the basement and has been operating for about a month without a liquor license; there are two window counters with approximately 15 seats which were omitted from the supplied diagrams and there is an unenclosed sidewalk café with 15 tables and 30 seats for a total overall patron occupancy of 46 seats; there is one (1) entryway serving as both patron ingress and egress and one (1) bathroom; there are large operable windows that open out to the sidewalk; and
- iii. **Whereas**, the hours of operation will be from 8 AM to 12 AM Sundays through Saturdays on both the interior and exterior (weather providing); music will be quiet background music only from iPods/CDs/streaming services; there will be no dancing, DJs, no live music, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and
- iv. **Whereas**, the premises had operated for many years as a restaurant with an On-Premises Liquor License by the name of Organika with similar hours of operation and may also have most recently operated briefly as a Cuban restaurant, there being uncertainty if they ever officially opened; and
- v. **Whereas**, the instant application is part of an expansion of the All' Antico Vinaio brand, the Applicants having three other sandwich shops operating under the same name in Manhattan, the principals also being licensees in many other establishments both in New York City and throughout the country with one of those other brands being Eataly; and
- vi. **Whereas**, the method of operation for patrons eating on the premises is to place an order and take the order, including their drink, to their respective seat either in the interior of the premises or in the sidewalk café, there being no wait staff to deliver food and drinks to patrons; for offsite orders, the applicant has contracted exclusively with Uber Eats and arranged that all pick ups will happen from the curbside and not on the sidewalk, this part of 7<sup>th</sup> Avenue South is heavily trafficked by both residents and tourists, the sandwich shop itself drawing additional people to the immediate block; and
- vii. **Whereas**, the mixed-use building is located mid-block on 7<sup>th</sup> Avenue South between Grove and Barrow Streets, the building is a block through building fronting 7<sup>th</sup> Ave South and running through to Barrow Street in the rear (Barrow St runs diagonally), the instant application being the commercial entry to the building on 7<sup>th</sup> Avenue South, the residential entry being on Barrow Street; and
- viii. **Whereas**, it appears the interior premises of the commercial space has been re-configured so that there is no longer access to a patron bathroom from the interior of the commercial premises, the patron bathroom is only accessed by walking outside around the block to the rear of the building through the residential entry way; more specifically, the patron bathroom for the commercial space is now only accessed by exiting the commercial

premises, walking south on 7<sup>th</sup> Ave South past two buildings to Barrow Street and turning East on to Barrow Street walking past the other side of the same two buildings and back up to the rear of the Applicant's building utilizing the residential entry at the rear of 89 7<sup>th</sup> Avenue South known as 16 Barrow Street where one has to enter the residential hallway, walk past the residential mailboxes and enter a common doorway which leads down to the basement patron bathroom which is in the same area that the residents also access for trash, etc.; the locked bathroom in that common basement area is the exclusive use of the Applicant; and

- ix. **Whereas**, according to Section 48.4(d)(2) of the Rules of the Authority "Each premises licensed hereunder shall provide separate sanitary facilities for both sexes. The provision of such facilities may be waived by the Authority provided there is a satisfactory showing that such facilities are in an area **adjacent or proximate to the licensed premises** and available to the patrons thereof." [Advisory 2022-24](#) states that "waivers of this requirement may be granted... if the applicant demonstrates that 1) there are sufficient restroom facilities in, adjacent to and within reasonable proximity to the licensed premises when considered in relation to the occupancy of the licensed premises; and 2) any such restroom facilities are available for use by patrons of the licensed premises."; and
- x. **Whereas**, in the instant application, the Applicant is not only requesting a waiver of the two bathroom requirement which is not uncommon in smaller premises, but is also seeking a waiver to [Rule 48.4\(d\)\(2\)](#) that the patron restroom facility be "within reasonable proximity to the licensed premises" in order to be compliant with the rules of the Authority; requiring patrons to exit the commercial building with a member of the restaurant staff, walk around the block past multiple storefronts in the open air in all sorts of weather, enter the residential portion of the building via a stairway, navigate the residential hallway and another flight of stairs with said staff member in order to have the bathroom unlocked for use, with staff waiting to lock the bathroom and escort the patron back to the restaurant once they exit the bathroom; it is clear to CB2 that no waiver to Rule 48.4(d)(2) should be issued because in practice and as presented, the bathroom is not within "reasonable proximity" to the licensed premises; and
- xi. **Whereas**, even if it was determined that the bathroom location around the corner in the basement only accessible with a staff escort was somehow considered to be within "reasonable proximity" to the licensed premises, there were additional concerns about the ability of the restaurant's staff to properly manage the bathroom use particularly during the busy hours when the staff is managing the pick-up of both take-out orders and deliveries along with patrons eating on the premises, with there being potentially 30 persons eating outside, 16 inside, it is not unlikely that there could be more than one person wanting to use the bathroom at a time, questions arising as to how the restaurant would be able to adequately navigate the situation when it requires multiple staff escorting patrons to the bathroom at overlapping times; concerns were also raised that the bathroom access was not ADA compliant, the area being frequently visited by tourists who would likely find the

restaurant appealing due to providing the ability to grab a quality quick meal, that the public, especially tourists, is frequently in need of a patron bathroom which most restaurants provide, the bathroom situation of the instant application not fulfilling that requirement; and

**xi. Whereas**, nearby residents and the West Village Residents Association spoke in opposition to the license due to the 12 AM closing on the exterior sidewalk cafe and the “bizarre” bathroom arrangement, stating that the sandwich shop itself is a welcome addition and if the outside dining area in the sidewalk café were to close earlier and there were a proper bathroom accessible from the interior of the actual premises they would be in support of the application but as it currently stands they could not support it; and

**xii. Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **111 active liquor licenses** within 750 feet of the proposed premises to be licensed and an additional 18 pending licenses within this same area according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the Tavern Wine License for **AV 7th Ave LLC dba All’Antico Vinaio 89 7th Ave South aka 16 Barrow 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 to not only consider the merits of the application itself, but also to determine the applicability of Rule 48.4(d)(2) and the Applicant’s request to waive this rule and locate their patron restroom in the common area of the building only accessibly by walking around the block.

**Vote:** Unanimous, 31 Board Members in favor.

**5. 28 Seventh Ave S Hospitality LLC 28 Seventh Ave S 10014 (OP–Restaurant)**

**i. Whereas**, the Applicants and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA #2 Committee to present an application to the NYS Liquor Authority for an On-Premises Liquor License to operate a Mediterranean restaurant specializing in fresh seafood in in the entirety of a two (2)-story commercial building (ca. 1920) on 7<sup>th</sup> Avenue South between Bedford and Leroy Streets (Block #583 / Lot #38) in the Greenwich Village Historic District; and

**ii. Whereas**, the licensed premises will include approximately 1,500 sq. ft. on the ground floor, 1,000 sq. ft on the 2<sup>nd</sup> floor/mezzanine and 1,500 sq. ft in the basement, the three floors being connected by an interior stairwell with the kitchen being located in the basement , there is no patron use of the basement; there will be nine (9) tables with 30 seats and one (1) stand up bar with six (6) seats on the ground floor and four (4) tables with 22 seats on the 2<sup>nd</sup> floor/mezzanine for a total of 58 patron seats, there is an existing certificate of

occupancy which indicates occupancy between the ground floor and mezzanine of 100 persons for an eating and drinking establishment; there is one (1) entryway used for both patron egress and ingress, 2 service entrances for staff and two (2) patron bathrooms; the front façade, windows and doors will remain fixed and not operable; and

- iii. **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 six (6) tables and fourteen (14) seats until 12 AM every night, there will be no roadbed seating; and
- iv. **Whereas**, the proposed hours of operation are 11 AM to 12 AM Sundays through Wednesdays and 11 AM to 3 AM Thursdays through Saturdays; music will be background only consisting of music from iPod/CD's; all doors and windows will be closed at all times; there may be up to 35 private parties per year (buyout of the entire premises); there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no televisions, no velvet ropes or metal barricades, no security personnel/door staff; and
- v. **Whereas**, there was significant opposition to this application from residents living adjacent to or nearby the premises on Morton Street and St Luke's Place, as well as multiple block associations (Morton Street, St. Luke's Place and West Village Residents Block Associations), many who wrote letters also appeared in opposition to voice their concerns regarding the late night hours of the application, pointing out that the other nearby restaurants on 7<sup>th</sup> Avenue South, Carmine Street and Morton Street all close no later than midnight, that there already exists a number of late night bars within 300' 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 these same 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 about the 12 AM nightly closing on the sidewalk and the noise impacts from patrons outside later in the evening in addition to the number of private parties (2-3/month) requested; there are French doors that the Applicant agreed to close at 10 PM, concerns were also raised that the Principal operates bars and clubs and that the hours presented for this operation until 3 AM or even 2 AM were more in line with those operations, especially considering the use of the mezzanine with non-traditional low tables and lounge type seating and banquette seating on the ground floor; and,
- vi. **Whereas**, additional concerns were raised specifically about the layout of the premises, 60% of the seating is on the ground floor with half of that seating being for larger groups at banquets, the remaining 40% of the seating in the mezzanine is depicted with low tables and lounge-like chairs as opposed to dining tables, the kitchen being in the basement with just service stations and no prep area on either the ground floor or mezzanine, the layout having room to accommodate a significant number of standing patrons instead of seating not

matching use as a restaurant, this additionally exacerbating the noise concerns about private parties and patrons leaving in the early morning hours; and

- vii. **Whereas**, the Applicant did submit a petition with signatures, some of which were near the establishment, but no one wrote individual letters or appeared to speak in support of the application; and
- viii. **Whereas**, the Applicant, after hearing the concerns of the many residents adjusted the closing to 2 AM Thursdays through Saturdays but was unwilling to consider any earlier hours on any days in this heavily licensed residential area even though the previous restaurant operator at this location closed at 12 AM Sunday to Wed and 1 AM Thursday to Saturday, residents continuing to point out that the existing nearby restaurants all close earlier than the instant application, many closing by 11 PM, the Applicant continuing to show a lack of understanding of prevailing restaurant norms in the immediate vicinity and the impact that this method of operation and late hours would have yet also insisting that the application is for that of a restaurant at all times and not of a lounge or bar; and
- ix. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **83 active liquor licenses** within 750 feet of the proposed premises to be licensed according to LAMP and an additional 8 pending licenses within this same area, the location to be licensed is surrounded by residents in the rear and on the sides that are already impacted by the saturation of liquor licenses and the late night hours of the existing bars in the immediate area; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premises Restaurant Liquor License for **28 Seventh Ave S Hospitality LLC 28 Seventh Ave S 10014**; and

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

**Vote:** Unanimous, 30 Board Members in favor, 1 against (C. Dignes).

**6. Guliani Group Inc dba Laliko Stories of Georgia 80 Carmine St 10014 (OP–Restaurant)**

- i. **Whereas**, the Applicants and the Applicants’ attorney appeared before Community Board 2 Manhattan’s SLA Committee #2 to present an application for a new On-Premises Restaurant Liquor License to operate a Georgian restaurant in the ground floor storefront located in a nine (9)-story mixed-use building (ca.1986) on the southeast corner of Carmine and Varick Street (Block #528/Lot #7501, with the premises entry on Carmine Street; and
- ii. **Whereas**, the ground floor premises is approximately 2,000 sq. ft.; there will be approximately 11 tables with 29 seats and one (1) bar with six (6) seats for a total of 35 seats, there is one doorway serving as patron ingress and egress and one (1) patron bathroom; there is an existing operable window on Carmine Street; and

- iii. **Whereas**, the Applicant’s interior hours of operation will be 8:30 AM to 12 AM Sundays, through Thursdays and 8:30 AM to 1 AM Fridays and Saturdays; there may be a future sidewalk café on Carmine Street which will close no later than 10 PM Sundays through Thursdays and 11 PM Fridays and Saturdays; all doors and windows will close by 10 PM nightly allowing only for patron ingress and egress; and
- iv. **Whereas**, music will be quiet background only consisting of music from iPod/CDs/streaming services inclusive of any private parties; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen; and
- v. **Whereas**, the [Guiliani Group](#) was founded in 2011, the Applicant having opened a number of successful restaurants in Tbilisi and Moscow with the instant application being their first outpost in the United States; and
- vi. **Whereas**, the Applicant executed and has had notarized a stipulation agreement with CB2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation on the new On-Premises Restaurant Liquor License as follows:
  - 1. Premises will be advertised and operated as a full-service Georgian restaurant with the kitchen open and full menu items available until closing every night.
  - 2. The hours of operation will be 8:30 AM to 12 AM Sundays through Thursdays and 8:30 AM to 1 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
  - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  - 4. Any future sidewalk café seating will close no later than 10 PM Sundays through Thursdays and 11 PM Fridays and Saturdays and will abide by all rules and regulations of the Dining Out NYC program. All tables and chairs will be secured at this time. No exterior music, speakers or TVs.
  - 5. No roadbed seating.
  - 6. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
  - 7. Will not have televisions.
  - 8. Will close all doors and windows at 10 PM nightly, allowing only for patron ingress and egress.
  - 9. Will not make changes to the existing façade except to change signage or awning.
  - 10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  - 11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  - 12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.

13. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
14. 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.
15. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
16. Will appear before CB2, Man. 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 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, according to LAMP there being **64 active licensed premises** within 750 feet of the subject premises, in addition to 6 pending licenses, there being just a few Georgian restaurants in Manhattan, the Applicant the hours being reasonable and 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 **Guliani Group Inc dba Laliko Stories of Georgia 80 Carmine 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, 31 Board Members in favor.

**7. DBNB Partners LLC fka DBNB LLC dba Serpentine 64 Greenwich Ave 10011 (OP– Restaurant) (Renotification, Appearance Waived)**

- i. Whereas**, the Applicants and the Applicant’s Attorney originally appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 in December/2022 to present an application to the NYS Liquor Authority for a new On-Premises Restaurant Liquor License to operate a restaurant serving comfort food in a ground floor storefront located within a three-story, Federal style townhouse building (ca. 1841) on Greenwich Avenue between Perry and 7th Avenue South, this building falling within NYC LPC’s designated Greenwich Village Historic District; and CB2, Manhattan unanimously recommended approval of the application at their [December/2022](#) full board meeting; and
- ii. Whereas**, this is a renotification to change the licensee name from DBNB LLC to DBNB Partners LLC, there was no change in principals or method of operation, the Applicant has executed and notarized an updated stipulation agreement reflecting the update in licensee name prior to the committee meeting, with there being no changes to method of operation or



principals appearance was waived; the liquor license having been issued by the NYSLA on 3/1//2024 (Lic. ID 0340-24-105270, SN# 6013274); 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 **DBNB Partners LLC fka DBNB LLC dba Serpentine 64 Greenwich Ave 10011**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

**Vote:** Unanimous, 31 Board Members in favor.

**8. 214 Sullivan LLC 214 Sullivan St 10012 (RW–Restaurant)**

- i. Whereas**, the Applicants and the Applicants’ attorney appeared before Community Board 2 Manhattan’s SLA Committee #2 in March/2023 to present an application for a new On-Premises Restaurant Liquor License for an offshoot of Bottino restaurant, and Italian restaurant which has been in business in West Chelsea since 1997, in the ground floor storefront located on a residential block in a six (6)-story commercial building (ca.1900) on Sullivan Street between Bleecker and West 3<sup>rd</sup> Streets in NYC LPC’s designated South Village Historic District; and
- ii. Whereas**, at its March/2023 full board meeting, CB2 Man. unanimously recommended approval of the On-Premises Restaurant Liquor License for 214 Sullivan LLC, the instant application being for a Restaurant Wine license with all other elements of the application remaining the same, the NYSLA currently permitting applicants to file for the beer and wine license concurrently due to the backlog at the NYSLA in order for applicants to get a temporary beer and wine license while waiting for approval of the On-Premises Liquor License; the details of the instant application are as follows:
- iii. Whereas**, the premises proposed to be licensed is roughly 5,000 sq. ft., with 2,000 sq. ft. on the ground floor and 3,000 sq. ft. in the cellar; the ground floor will have approximately 38 tables with 100 seats and one (1) bar with 11 seats for a total of 111 seats on the ground floor, the cellar will have 10 tables with 44 seats for a total combined interior patron seating of 155 persons, there is one doorway serving as patron ingress and egress and three (3) patron bathrooms; the storefront infill is fixed, without French doors/windows or operable windows; and
- iv. Whereas**, the Applicant’s interior hours of operation will be 11 AM to 10 PM Sundays, 5 PM to 11 PM Mondays, 12 PM to 11 PM Tuesdays through Thursdays and 12 PM to 1 AM Fridays and Saturdays; any future sidewalk seating will close by 10 PM and any future roadbed seating will have a last seating no later than 9 PM and a closing no later than 9:30 PM as a concession to adjacent residents, especially those with ground floor apartments next door to the premises, the area having not previously been permitted to have any

outdoor seating; the proposed future roadbed seating being located in a “No Parking 8 AM to 6 PM” zone which was created specifically to allow for commercial parking to service the commercial building the premises is located within, the Applicant currently being unaware if the roadbed seating will create an issue with other tenants of the building; and

- v. **Whereas**, music will be quiet background only consisting of music from iPod/CDs/streaming services inclusive of any private parties; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen; and
- vi. **Whereas**, the Applicant executed and has had notarized a stipulation agreement with CB2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation on the new Restaurant Wine License as follows:
  1. Premises will be advertised and operated as a full-service Italian restaurant with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be 11 AM to 10 PM Sundays, 5 PM to 11 PM Mondays, 12 PM to 11 PM Tuesdays through Thursdays and 12 PM to 1 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
  3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  4. Sidewalk café seating will close no later than 10 PM. Roadbed seating will have a last seating no later than 9 PM with a closing no later than 9:30 PM as a concession to adjacent residents. All tables and chairs will be secured at this time. No exterior music, speakers or TVs.
  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 keep all doors and windows closed at all times, allowing only for patron ingress and egress.
  8. Will have not more than 12 private parties per year consisting of a buyout of the entire premises.
  9. Will not install or have French doors, operable windows or open façades.
  10. Will not make changes to the existing façade except to change signage or awning.
  11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
  14. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
  15. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

16. Will appear before CB2, Man. prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
17. Any operation under a temporary license will adhere to all elements of method of operation as indicated above including interior and exterior hours; and

**vii. Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **124 active licenses** within 750 feet of the licensed premises and an additional 11 pending licenses within this same area listed on LAMP, this being a residential block with the premises having adjacent ground floor apartments, the Applicant being a well-respected and known operator from their other restaurant, Bottino (Lic. ID# 0340-23-131646) which has operated in Chelsea since 1997, the hours of both the interior and exterior being reasonable and the number of private parties encompassing the entirety of the premises being limited so as not to cause a late night disturbance to the nearby residents, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant Wine License in the name of **214 Sullivan LLC 214 Sullivan St 10012** **unless** the statements presented by the Applicant are accurate and complete and that all the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License.

**Vote:** Unanimous, 31 Board Members in favor.

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

9. **Whitney Museum of American Art and Hudson Yards Catering LLC dba Whitney Museum, Untitled, Studio Cafe 99 Gansevoort St 10014 (OP–Restaurant) (Corporate Change)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on April 4, 2024, the Applicant requested **to lay over** this application to May/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 **Whitney Museum of American Art and Hudson Yards Catering LLC dba Whitney Museum, Untitled, Studio Cafe 99 Gansevoort St 10014** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2

should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 31 Board Members in favor.

**10. West 10West LLC dba West 10West 242 W 10th St 10014 (RW–Restaurant) (Alteration: add sidewalk and roadbed seating)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on April 4, 2024, the Applicant requested **to lay over** this application to May/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 **West 10West LLC dba West 10West 242 W 10th 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, 31 Board Members in favor.

**12. NYC Rooms LLC dba The Jane Hotel 113 Jane St 10014 (RW–Hotel)**

**Whereas**, during this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on April 4, 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 **NYC Rooms LLC dba The Jane Hotel 113 Jane 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, 31 Board Members in favor.

**12. Sushi By Bou West Village LLC 107 Greenwich Ave 10014 (TW–Sushi Restaurant)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on April 4, 2024, the Applicant requested **to lay over** this application to May/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 **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, 31 Board Members in favor.

**13. 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 April 4, 2024, the Applicant requested **to lay over** this application to May/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, 31 Board Members in favor.

**14. 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

April 4, 2024, the Applicant requested **to lay over** this application to May/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, 31 Board Members in favor.

**15. Sushi By Bou West Village LLC 107 Greenwich Ave 10014 (OP–Tavern/Sushi Restaurant)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on April 4, 2024, the Applicant requested **to lay over** this application to May/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 **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, 31 Board Members in favor.

**16. Sullaluna New York LLC dba Sullaluna 41-43 Carmine St. 10014 (OP–Restaurant)**

**Whereas**, during this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on April 4, 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 **Sullaluna New York LLC dba Sullaluna 41-43 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, 31 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 April 4, 2024, the Applicant requested **to lay over** this application to May/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, 31 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 April 4, 2024, the Applicant requested **to lay over** this application to May/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, 31 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 April 4, 2024, the Applicant requested to lay over this application to May/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, 31 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 April 4, 2024, the Applicant requested to lay over this application to May/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, 31 Board Members in favor.

**STREET ACTIVITIES AND RESILIENCE (formerly Quality of Life)**

1. **\*4.3.24 – DEINDE Matcha Truck SoHo (Sponsor: DEINDE Matcha Truck), Broadway bet. Broome & Spring Sts. [curb lane only-W.]**
2. **\*4.5.24 – DEINDE Matcha Truck Washington Sq. So. (Sponsor: DEINDE Matcha Truck), Washington Sq. So. bet. LaGuardia Pl. & Thompson St. [curb lane only-So.]**

**Whereas,** the applicant, representing clean fragrance brand DEINDE, is planning two food truck activations, with the first on Broadway between Broome and Spring streets (in the west curb lane), and the second on Washington Square South between LaGuardia Pl. and Thompson St.; and

**Whereas,** the activation will take the form of a food truck parked in the curb lane, giving away complimentary iced/hot matcha beverages and samples of a face stick; and

**Whereas,** the applicant intends to park the truck at the Broadway location around 8 AM and the Washington Square location around 9 AM, with the activation itself running from 9 AM – 5 PM at the Broadway location and 10 AM – 6 PM at the Washington Square location; and

**Whereas,** the activation will not feature any amplified sound; and

**Whereas,** the applicant intends to place additional trash receptacles around the truck for waste management, and will dispose of this waste themselves; and

**Whereas,** the applicant intends to use rope and stanchions for line management; now

**Therefore Be It Resolved** that CB2, Man. recommends **approval** of **DEINDE Matcha Truck SoHo** and **DEINDE Matcha Truck Washington Sq. So., provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

**Vote:** Unanimous, with 32 Board members in favor.

- 3 **\*4.13.24 – Reebok – NYFTA – Broadway (Sponsor: New York Food Truck Association), Broadway bet. Broome & Spring Sts. [partial sidewalk closure-E.]**

**Whereas,** the applicant, representing footwear brand Reebok, is seeking to hold a food cart activation in conjunction with a collaboration involving Bloomingdales, on the east sidewalk of Broadway in front of the Bloomingdales store, between Broome and Spring Streets; and

**Whereas**, the activation will consist of a small food cart on the sidewalk giving away 500 servings of free iced coffee; and

**Whereas**, the activation is expected to be open from 12- 6 PM on Saturday, April 13<sup>th</sup>; and

**Whereas**, the activation will include Brand Ambassadors on site and rope/stanchions for line control; and

**Whereas**, the activation will not feature amplified sound; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of **Reebok – NYFTA – Broadway**), **provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

**Vote:** Unanimous, with 32 Board members in favor.

**4. \*4.20.24 – Upside Pizza Performance (Sponsor: UP 51, LLC), Mulberry St. bet. Prince & Spring Sts. [sidewalk & curb lane closure-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 staff to contact the applicant; and

**Whereas**, residents conveyed the disruptive nature of any event held on a Saturday on this block, featuring narrow sidewalks and significant crowds on weekends, which has been borne out in past events; now

**Therefore Be It Resolved** that CB2, Man. recommends **denial** of **Upside Pizza Performance**.

**Vote:** Unanimous, with 32 Board members in favor.

**5. \*4.27.24 – Christophe Robin Sampling Truck (Sponsor: Christophe Robin), Broadway bet. Broome & Spring St. [curb lane only-E.]**

**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 **Christophe Robin Sampling Truck**.

**Vote:** Unanimous, with 32 Board members in favor.

**6. \*4.28.24 – Hero Cosmetics Day 3 (Sponsor: Hero Cosmetics), 5th Ave. bet. E. 8th St. & Washington Sq. No. [curb lane only-No.]**

**Whereas**, the applicant, representing skincare brand Hero Cosmetics, is seeking to hold a food truck activation in the west curb lane of 5<sup>th</sup> Avenue between 8<sup>th</sup> Street and Washington Square north on Sunday, April 28<sup>th</sup>; and

**Whereas**, the activation will consist of a food truck parked in the curb lane which will be giving out up to 500 pretzel bite samples, 750-900 mini water bottles, and makeup/cosmetics “swag bags”; and

**Whereas**, the applicant has applied for a time window of 9 AM – 6 PM, though the activation is only expected to run from approximately 11 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 Hero Cosmetics Day.**

**Vote:** Unanimous, with 32 Board members in favor.

**7. \*5.6-5.7.24 – Floral Orb (Sponsor: Production Glue), 9th Ave. bet. W. 13th & W. 14th Sts. [sidewalk & street closure-both sides]**

**Whereas**, the applicant is seeking a full sidewalk and street closure of 9<sup>th</sup> Ave between W. 13<sup>th</sup> and W. 14<sup>th</sup> streets for an activation in conjunction with the official afterparty for the 2024 Met Gala, which is being held at Soho House; and

**Whereas**, the applicants intended plan for the street closure is as follows:

- Beginning in the morning of Sunday, May 5<sup>th</sup> – closure of parking lanes to allow for parking of load-in/load-out vehicles
- Beginning around Midnight on the evening of Sunday, May 5<sup>th</sup> – full street closure commences to allow for event set-up to begin in the street
- Around 5 AM on Tuesday, May 7<sup>th</sup> – partial opening of the street to traffic
- Around 8 AM on Tuesday, May 7<sup>th</sup> – full re-opening of the street to traffic
- All production infrastructure loaded out by 5 PM on Tuesday, May 7<sup>th</sup>; and

**Whereas**, the applicant also intends for a partial closure of the south curb lane along West 14th street to allow for drop-offs at the event during the evening of Monday, May 6<sup>th</sup>; and

**Whereas**, the applicant stated that their main goal in the sequencing and types of street closures was protecting the safety of the workers during event set-up and break-down; and

**Whereas**, the actual activation will consist of a giant orb hung from an articulated boom lift, along with ambient decorations and ambient sound along the block, along with electric Porsche display vehicles; and

**Whereas**, music will be kept to an ambient level and would use directional speakers to mitigate impact on the block, and though a generator will be on site, it is not expected to generate significant noise; and

**Whereas**, there are expected to be around 400 attendees at the afterparty inside of Soho house, and attendees are generally not expected to linger in the street outside of the venue; and

**Whereas**, there is expected to be a significant security presence on site, in coordination with existing security at Soho house; and

**Whereas**, pedestrians are expected to be able to pass through the block on the east sidewalk for the duration of the event; and

**Whereas**, the applicant stated that they had been working and would continue to work with the Meatpacking BID throughout the event planning process; and

**Whereas**, given the significant impact of the event on the surrounding blocks, the applicant agree to put together an outreach plan to nearby businesses and residents; and

**Whereas**, given concern about amplified sound running late into the night, the applicant said they believed they would be able to cut off the ambient music by midnight at the latest; and

**Whereas**, residents and board members raised concerns about the impact of the event on traffic and suggested the implementation of Visual Message Boards (“VMBs”) along 9<sup>th</sup> Ave / Greenwich Street on the blocks to the south of the event, which the applicant was amenable to; now

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

**Vote:** Passed, with 31 Board members in favor, and 1 recusal (D. Raftery).

**8. \*5.10-5.11.24 (New Date) – 5.11-5.12.24 – Netflix The Bridgerton Promenade Activation on Gansevoort Plaza (Sponsor: MKG), Gansevoort St./13<sup>th</sup> St./Gansevoort Pedestrian Plaza [full]**

**Whereas**, the applicant, representing media company Netflix, is seeking to hold a single-day pop-up activation on the Gansevoort Plaza on Saturday, May 11<sup>th</sup>; and

**Whereas**, the activation will seek to transform the Gansevoort Plaza into a British Regency era “market” in line with the time period in which the television series Bridgerton is set; and

**Whereas**, load-in is expected to occur throughout the day on Friday, May 10<sup>th</sup>, from approximately 8 AM through 10 PM; and

**Whereas**, the activation will be live from 10 AM – 6 PM on Saturday, May 11<sup>th</sup>, with load-out occurring immediately following the end of the activation; and

**Whereas**, the activation is expected to contain a number of elements, including makeup giveaways, flower artists, photo moments, a “dance floor” (open area for surprise performance), “buskers” playing once an hour, a confectioner’s cart, coffee stall, jewelry cart, swag giveaway, and dance performances; and

**Whereas**, the activation is expected to take up almost the entire Gansevoort plaza, which will be surrounded with a picket fence, though there will be 6-8 feet of pedestrian pathway around the outside of the fence; and

**Whereas**, the applicant intends to use the electrical hookup on site as well as a small generator for power; and

**Whereas**, the expects that attendees will each stay for between 30 mins to an hour within the activation; and

**Whereas**, the applicant intends for the line for entry to event to run north along the sidewalk from the plaza, past the Lucid store and Gansevoort hotel; and

**Whereas**, community board members expressed concern about the line management and set-up, noting the significant amount of time attendees would spend in the activation could lead to a very long line; and

**Whereas**, as a mitigant, board members suggested that the applicant implement “breaks” in the picket fence along the line-up area to allow for pedestrians moving east-west to pass through without having to walk back east and out around the entire event; and

**Whereas**, the applicant agreed to perform further outreach in the surrounding area, including at the Lucid store and Gansevoort hotel, ahead of the event; now

**Therefore Be It Resolved** that CB2, Man. recommends **approval** of **Netflix The Bridgerton Promenade Activation on Gansevoort Plaza, provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

**Vote:** Passed, with 31 Board members in favor, and 1 recusal (D. Raftery).

**9. \*5.17-5.19.24 – Equinox SoHo (Sponsor: Equinox SoHo), Prince St. bet. Broadway & Crosby St. [curb lane only-SW]**

**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 **Equinox SoHo**.

**Vote:** Unanimous, with 32 Board members in favor.

**10. \*5.23-5.25.24 – Preview The Public Theaters Comedy of Errors (Sponsor: Village Alliance), Astor Place Plaza (South) [full]**

**Whereas**, the Public Theater is currently performing construction on the Delacorte Theater in central park, and thus instead of the traditional Shakespeare in the Park performances in 2024, will be conducting a series of “mobile” shows throughout the city; and

**Whereas**, ahead of this run of shows the applicant intends to hold 3 “preview performances” of a bilingual “Comedy of Errors” on the Astor Place Plaza, with one performance a day on May 23<sup>rd</sup>, May 24<sup>th</sup>, and May 25<sup>th</sup>; and

**Whereas**, the applicant intends to set up a 2-foot high square stage on the plaza for these performances, which will be surrounded on three sides by approximately 75 seats, and a band with live music to accompany the performances; and

**Whereas**, the performances are set to occur from 6-8 PM each day; and

**Whereas**, the applicant intends to load in the stage and seats each day ahead of the performance and to load out each day by 10 PM; and

**Whereas**, attendance to the performances will be free and first-come, first-served; and

**Whereas**, the applicant intends to have security and sanitation on site; and

**Whereas**, the actors will be mic'ed with amplified sound; now

**Therefore Be It Resolved** that CB2, Man. recommends **approval** of **Preview The Public Theaters Comedy of Errors, provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

**Vote:** Passed, with 31 Board members in favor, and 1 recusal (C. Flynn).

**11. \*6.12-6.16.24 – Festival of Saint Anthony (Sponsor: St. Anthony’s Roman Catholic Church), Sullivan St. bet. Prince & W. Houston Sts. [full street closure-full]**

**Whereas**, the applicant, the Church of St. Anthony of Padua at the corner of Houston and Sullivan streets, is seeking to revive the Festival of Saint Anthony which was historically held for a number of decades but has not been held in the last few years due to construction and the pandemic; and

**Whereas**, there was a modified version of the festival last year which included events inside the church and a procession, but no street closures; and

**Whereas**, the applicant envisions bringing the festival back around the actual feast date of June 13<sup>th</sup>; and

**Whereas**, the applicant envisions an event that is put on for the community and is family-friendly, consisting of local bands and entertainment, food and craft vendors, and amusements, with many of the vendors being tied into an Italian/Italian-American theme; and

**Whereas**, the applicant hopes to partner with Wonderland Amusements, the same group that provides amusements for the San Gennaro festival, but any amusements for this activation would be on a much smaller scale; and

**Whereas**, the applicant would intend for the festival to run from around 10 AM – 9 PM each day; and

**Whereas**, the applicant does not envision significant amplified sound, other than periodic bands/performers throughout the day; and

**Whereas**, the applicant has already conducted outreach to most of the businesses on the block, who have been supportive of the revival of the festival; and

**Whereas**, the applicant stated that due to the current embargo on new multi-day street festivals, SAPO does not seem able to approve a permit for the event, despite being a historical event, because the event has not been held continuously; and

**Whereas**, given the difficulty of securing a SAPO approval, and the fact that the event hasn't been held in many years, CB2 members suggested that there may be some value in bringing back the festival this year with a single-day event, and then looking at the possibility of expanding in the future, which the applicant seemed amenable to; now

**Therefore Be It Resolved** that CB2, Man. recommends **approval** of **Festival of Saint Anthony**, **provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements, and **further provided that** the street closure be limited to one day, in line with current SAPO requirements.

**Vote:** Unanimous, with 32 Board members in favor.

#### **FYI / Renewals**

1. **5.5.24 – 2024 Lucille Lortel Awards (Sponsor: Lucille Lortel Theatre Foundation), LaGuardia Pl. bet. Washington Sq. So. & W. 3rd St. [partial sidewalk closure-W.]**
2. **5.19.24 – Spring Fling 2024 (Sponsor: P.S. 3), Grove St. bet. Bedford & Hudson Sts. [full street closure-full]**
3. **5.26.24 – Washington Sq Spring Fair (Sponsor: Bailey House), Washington Sq. No. bet. Macdougall St. & University Pl. [full street closure]**
4. **5.29.24 – HSEI Fashion Show (Sponsor: Meatpacking District Management Association), Gansevoort St./13<sup>th</sup> St./Gansevoort Pedestrian Plaza [full] (Vote: Passed, with 31 Board members in favor and 1 recusal (D. Raftery)).**
5. **6.2.24 – LREI Street Fair (Sponsor: 6.2.24 LREI), Charlton St. bet. 6th Ave. & Varick St. [full street closure-full]**
6. **6.15.24 – Bleecker Street Fair (Sponsor: Bleecker Area Merchants and Residents Association), Bleecker St. bet. Broadway & 6th Ave. [full street closure-full]**
7. **Pride Health Fair (Sponsor: Treatment Action Group), Thompson St. bet. Washington Sq. So. & W. 3rd St. [sidewalk & street closure-both sides]**
8. **7.6.24 – 13th Annual WitchesFest USA (Sponsor: NYC Wiccan Family Temple), Astor Pl. bet. Broadway & Lafayette St. [sidewalk & street closure-both sides]**
9. **7.6.24 – Bleecker Street Fair (Sponsor: Village Independent Democrats), Bleecker St. bet. Bank & Christopher Sts. [full street closure]**
10. **7.20.24 – Bleecker Street Fair (Sponsor: Our Lady of Pompeii Church), 1) Bleecker St. bet. 6th & 7th Aves. [full street closure]; 2) Carmine St. bet. Bedford St. & 6th Ave. [full street closure]**
11. **7.27.24 – 4th Avenue Cooper Square Fair (Sponsor: Cooper Square Committee), 4th Ave. bet. E. 8th & E. 14th Sts. [full street closure]**
12. **8.25.24 – 4th Avenue Fair (Sponsor: Transportation Alternatives), 4th Ave. bet. E. 9th & E. 14th Sts. [full street closure]**

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

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

**Vote:** Unanimous, with 32 Board members in favor, except for #4-see vote above for recusal.

## **TRAFFIC AND TRANSPORTATION**

### **1. Resolution in response to request for No Parking regulations for a residential loading zone at 583-587 Broadway aka 158 Mercer St.**

**Whereas** the managers and a resident of 583-587 Broadway aka 158 Mercer St., on behalf of the building's residents, presented a request and a rationale for a loading zone in front of their building on Mercer St.; and

**Whereas** it was indicated that there are many families, senior and disabled citizens in the building and neighborhood who need a place to temporarily park cars, taxis, ubers, etc. for drop-offs and pickups of both people and paraphernalia (whether tools, belongings, or other goods) to avoid the current danger of wending their ways from the middle of the street to the sidewalk while exposed to copious vehicular traffic and angry, uncontrolled drivers; and

**Whereas** it was stated that current conditions compel double-parking that backs up traffic, resulting in honking and other loud noise and emissions polluting the air; and

**Whereas** it was averred that such a loading zone would benefit everyone on the block, however, many others present recognized that such benefit would be limited to a small, constricted area and a minimal population while the same problems of narrow streets, limited drop-off/pickup opportunities and lack of safe access from the street exist throughout SoHo, where the building in question is located, and call for a more comprehensive examination of conditions in the area to determine solutions; and

**Whereas** it was realized that current parking regulations on the part of Mercer St. covering that location specify No Parking Monday through Friday from 8 am to 6 pm, i.e., it already is a loading zone (No Parking rules allow for stopping to drop off or pick up passengers as well as for loading or unloading a package or merchandise at curbside), and that the absence of space for loading or unloading is a problem for enforcement of the existing rules. The building representatives then changed their request to No Parking Anytime, but this still would be an enforcement issue; and

**Whereas** the NYC Dept. of Transportation (DOT) has held that loading zones are customarily not done for one space; and

**Whereas** there is a fire hydrant in front of 158 Mercer St. that excludes permanent parking, thereby freeing space in front of the building that can accommodate drop-offs and pickups;

**Therefore be it resolved** that Community Board No. 2 Manhattan (CB2) does not support changing the parking rules in front of 158 Mercer St. to No Parking Anytime or any other loading zone variation from the one that already exists; and



**Be it further resolved** that CB2 strongly recommends that DOT conduct a study of current activities in relation to parking and accommodation of drop-off/pickup, deliveries and other curbside use throughout SoHo to determine existing patterns and needs and develop a community-wide plan to address and correct existing conditions; and

**Be it further resolved** that CB2 urges DOT to quickly expand its Neighborhood Loading Zones program (now under Loading Zones) to CB2 by distributing surveys for input on appropriate locations, arranging for a presentation to CB2 about the program as soon as possible and examining the CB2 area to assess where the NLZs (Loading Zones) should be placed; and

**Be it finally resolved** that CB2 implores the NYC Police Department to conduct an intensive campaign to enforce the proper usage and availability of loading zones throughout the District.

**Vote:** Unanimous, with 32 Board members in favor.

## **2. Resolution requesting a comprehensive study of Open Streets in Community Board 2 Manhattan concerning their placement in relation to surrounding streets and how they're used and managed as well as the removal of certain nonfunctional Open Streets.**

**Whereas** the NYC Dept. of Transportation (DOT) recently issued a list of 17 DOT-approved Open Streets in Community Board 2 Manhattan (CB2), most of them occurring in 2024 with one ending Jan. 2025 and one ending Jan. 2026. DOT has allowed 45 days from the date of their notice on March 27, 2024 for comments, and this resolution constitutes CB2's response with recommendations to DOT; and

**Whereas** the DOT-approved Open Streets in CB2 list shows these locations: Mulberry St./Broome to Canal St., Hester St./Mulberry St. to Mott St., Little W. 12th St./9th Ave. to Washington St., W. 13th St./9th Ave. to Washington St., Gansevoort St./Hudson St. to 10th Ave., Ave. of the Americas Slip Lane/Spring St. to Dominick St., Lafayette St./Spring St. to Kenmare St., Christopher St./Waverly Pl. to 7th Ave. S., Grove St./Bleecker St. to 7th Ave. S., Waverly Pl./7th Ave. S. to Christopher St., Morton St./7th Ave. S. to Bleecker St., Spring St./Sullivan St. to Thompson St., Jane St./Hudson St. to 8th Ave., Spring St./Thompson St. to W. B'way, Bond St./Lafayette St. to Bowery, Bleecker St./Mott St. to Bowery, Washington Pl./Avenue of the Americas (6th Ave.) to Barrow St.; and

**Whereas** several community members reported ongoing problems, destructive impacts and a lack of any benefit to the community from the following Open Streets on that list (with descriptions of the community's input concerning these Open Streets):

Lafayette St. btw. Spring St. & Kenmare St. (Mon.-Fri. 12 noon-11 pm)

For several years, the community around Petrosino Sq. (bordered on the west by Lafayette St. btw. Spring & Kenmare, the Open Street site) has been voicing their concern and opposition to the constant skateboarding activities that literally overtake the Open Street space, excluding it from anyone else's use and endangering anyone attempting passage there, whether bicyclists or pedestrians, as well as those in the surrounding area by skateboarders jumping over the Open Street barriers and losing control of their pathways. The community reports that these conditions

remain the same, including skateboarding damage to the street and excessive noise, plus garbage accumulation, rarely cleaned up. No one knows when the Open Street is open or not. Sometimes it doesn't open all day. Sometimes it opens at 3 or 4 pm. The skateboarders are the ones who open and close it. The Altamarea Group (the DOT community partner) charged with managing the space, seems to have abrogated its responsibility, not only with nor opening and closing the street, but by failing to keep it clean, monitor activities or provide any programming for the community (even minimally, some seating or planters). This Open Street is not working as a place for the community to gather, walk and generally enjoy, i.e., fulfilling the purpose of what an Open Street is supposed to be.

In addition, in 2021, the City committed to study the "potential redesign and expansion of Petrosino Square to expand public space and create new opportunities for public art programming....the potential modification or relocation of existing furniture within the Square, including...the bike share station...." a study that was to begin in Q.3, 2022, which CB2 is still awaiting. CB2 has submitted resolutions, letters and emails requesting this long-delayed initiative to begin and included it regularly in CB2's Expense Budget Priorities.

Morton St. btw. 7th Ave. S. & Bleecker St. (Mon.-Fri.4:30pm-11:59 pm); Sat.-Sun. 12 noon-11:59 pm)

This is a small, dark patch of street that basically was taken over by a restaurant (and a donut shop that's gone) which colonized the roadbed, as well as sidewalk, with tables, allowing no room for people to stroll or come together as a community (as an Open Street is supposed to do). Instead, the Open Street diverts traffic coming from West St. that previously has travelled on Morton coming east (since it's a major traffic route to the center of Greenwich Village), to many other smaller streets, creating more air pollution in the neighborhood and intensifying congestion on these streets that already have trouble handling the existing influx.

Furthermore, CB2's SLA Committee just reviewed a new operator for the restaurant space on Morton, who agreed to and signed a stipulation to not serve outside, i.e., not to participate in the Open Streets program (an enclosed sidewalk cafe will be retained, but there will be no other outdoor area use for commercial purposes, i.e. no unenclosed sidewalk cafe and no roadbed dining), therefore DOT's approval is obsolete, applying to what a previous entity had. In addition, the DOT approval is for a Full Closure Schools type Open Street, but no school exists on that street, and the hours assigned for operation (Mon, -Fri.4:30pm-11:59 pm; Sat.-Sun. 12 noon-11:59 pm) would be completely inappropriate for school use, thus the DOT approval is not only obsolete but incorrect.

Spring St. btw. Sullivan St. & Thompson St. (Mon.-Thurs. 3:30 pm-11 pm; Fri. 3 pm-11:59 pm; Sat. 11 am-11:59 pm; Sun. 11 am-11 pm)

Spring St. btw. Thompson St. & West Broadway (Mon.-Wed. 10 am-10 pm; Thurs.-Sat, 10 am-11pm; Sun. 10 am-10 pm)

Neither of these segments of the Spring St. Open Street has ever had any community programming. They've been completely taken over by restaurants (St. Tropez SoHo, Sullivan to

Thompson; RDK Restaurant Corp dba Bistro Les Amis, Thompson to W. B'way), badly maintained (very dirty) and missing needed management. It is difficult to walk on the Spring Open Street (even if desirable to do), because the restaurants block passage on one side, and the bicycle lane, which may sometimes be free, is for bikes (and also used by 2-wheeled electrically powered vehicles) that can hit pedestrians. Motorists coming from the Holland Tunnel and West St. go east on Spring St. expecting to get across town, but when they reach Sullivan, are diverted (which puts traffic onto other, often smaller streets spreading its air polluting, noisemaking, congesting impacts to a broader area and for much longer periods of time). As a result, the motorists are frustrated, angry and often act out, gunning their motors, honking their horns, and intimidating and endangering both pedestrians and bicyclists. On the Thompson St. side southbound, drivers get stuck in the Holland Tunnel traffic (although they don't need to be there) going down Thompson because they can't exit across Spring, resulting in similar negative impacts. Emergency vehicle access is also constrained. The community emphasized the need for a traffic study to be done to evaluate and understand the much wider impact of the Spring St. Open Street(s) beyond its boundaries and to adjust the Open Streets program in a more holistic manner to avoid such negative impacts, removing the Open Streets that result in harm and do not benefit the community.

Christopher St. btw. Waverly Pl. & 7th Ave. S. (Fri. 5 pm-11pm; Sat.-Sun. 12 noon-11 pm)

There are problems with emergency vehicle accessibility. There was a fire on the street last summer, and firefighters had difficulty accessing the affected building because of the barricades that took an extra two minutes to remove. It also is problematic for the block's senior residents who can't be dropped off in front of their buildings, since vehicles are not allowed, and often have to traverse the cobblestone (Belgian Block) which is difficult to maneuver when you're physically challenged. There's loud noise, offensive smells, **rats**. It's not an environment in which the community can get together; it only serves restaurants. The bus route (M8) was cancelled from April to November to accommodate the Open Street, which also interfered with the community's access and convenience.

Waverly Pl. btw. 7th Ave. S. & Christopher St. (Thurs.-Fri. 11 am-11 pm; Sat.-Sun. 9 am-11 pm)

There was concern about how Waverly which runs perpendicular with Christopher exacerbates problems of emergency access and negative impacts on both streets. Fire trucks can only come down Christopher and not Waverly, a problem. The closing off of these two small blocks bring a lot of misbehaving people to the area, especially from two open drug markets, one on Washington Sq. Park corner and one on 7th Ave. & Christopher. Residents have also seen people bring their own alcohol to the Open Street and have their own parties there. The community feels endangered and ill at ease; and

**Whereas** there are three types of Open Streets: Limited Local Access for pedestrian and cyclist use during specific hours and days each week, where local vehicle access is permitted, such as for parking, collecting or dropping off passengers, making deliveries and loading, Access-A-Ride vehicle access, or emergency vehicle access, motorists should drive 5 MPH; Full Closure, temporarily closed to vehicles to allow for a range of car-free activities that support local

businesses, community organizations, and schools, to create a space for the public to gather. Emergency access and an emergency lane must be clear at all times for emergency vehicle access (15 ft.); Full Closure School *Street*, temporarily closed to vehicles for school drop offs and pick-ups, recess, and outdoor learning; and

**Whereas** according to the DOT Open Streets application for Community Partners who are expected to work with DOT in managing these streets, the Partners are responsible for managing all Open Street aspects including setting up, overseeing and breaking down barricades, monitoring the space all day and reporting observations and issues to DOT, reporting any emergency to the local precinct by calling 911, regularly notifying local stakeholders and the community about hours and guidelines through digital, print and other forms of communication, adhering to all relevant NYC procedural rules; and

**Whereas** CB2 recognizes the potential for Open Streets to provide opportunities for the community to come together, for people to walk, relax and socialize in a welcoming environment and can foster a more equitable use of public space, but realizes that more evaluation and fine-tuning of the program can bring increased benefit to the community; and

**Whereas** CB2 has come to understand that for Open Streets to reach their full potential, they must be studied and planned holistically, i.e., how they relate to and impact each other and surrounding streets in the full community context;

**Therefore be it resolved** that CB2 strongly recommends that the Open Streets on Lafayette St. btw. Spring St. & Kenmare St. and on Morton St. btw. 7th Ave. S. & Bleecker St. be cancelled immediately, not only because of their heavily negative impact but also because in the case of Lafayette btw Spring & Kenmare, the Re-imagine Petrosino Square study and the improvements it will bring are long overdue and should be activated right now, and in the case of Morton btw. 7th Ave. S. & Bleecker, agreement already has been reached with CB2's SLA Committee to discontinue the Open Street there, and its designation as a Schools Open Street is erroneous; and

**Be it further resolved** that CB2 positively views cancelling the extended Open Street encompassing Spring St. btw. Sullivan St. & Thompson St. and Spring St. btw. Thompson St. & West Broadway, but in consideration of expected changes in traffic patterns when congestion pricing goes into effect in June 2024, asks DOT to conduct an in-depth traffic study of the Spring St. corridor in question and surrounding streets once congestion pricing is underway to determine how they relate and impact each other and devise approaches (which may include cancellation) to mitigate these impacts; and

**Be it further resolved** that CB2 urges DOT to conduct a district-wide study of CB2 traffic patterns, street operations and interactions to determine locations where Open Streets can best benefit the community and contribute to a smooth, harmonious flow of community life; and

**Be it further resolved** that CB2 encourages DOT to set up a program in which DOT personnel regularly inspect operations of Open Streets to ensure proper management is done by Community Partners; and

**Be it further resolved** that CB2 asks that DOT send the community board the lists of Open Streets prior to DOT approval in order to receive community input on them; and

**Be it further resolved** that CB2 requests that DOT work with the community board to determine Open Street uses, enhancements and amenities and to develop solutions to Open Street challenges; and

**Be it finally resolved** that CB2 is in favor of Open Streets Full Closure: Schools.

**Vote:** Passed, with 29 Board members in favor, 2 against (C. Dignes, Z Kazzaz), and 1 recusal (C. Booth).

**3. Resolution calling for a parking protected bike lane on 6<sup>th</sup> Ave. (Ave. of the Americas) from Bleecker St. to Greenwich Ave./W. 8th St. connecting to the 6<sup>th</sup> Ave. parking protected bike lane that begins at Greenwich Ave./W. 8th St.**

**Whereas** after installing the parking protected bike lane (PBL) on 6th Ave, from W. 8<sup>th</sup> St. to W. 34<sup>th</sup> St. in 2016, the NYC Dept of Transportation (DOT) stated that the second part of the 6<sup>th</sup> Ave. protected bike lane extending south would begin in 2017; and

**Whereas** Community Board 2 Manhattan (CB2) passed a resolution in July 2017 that included a request to construct that anticipated PBL from Canal St. to Greenwich Ave./W. 8th St. and has continued to repeat this request, including in CB2's annual Expense Budget Priorities; and

**Whereas** the 6th Ave. PBL was extended uptown to W. 59th St. in 2020, but no equivalent (and needed) extension was made downtown; and

**Whereas** at a recent CB2 meeting, Council Member Erik Bottcher's office noted that they are campaigning to extend the 6th Ave. bike lane down to Lispenard St. (south of Canal St.), while the DOT representative indicated that their bike team is working on a proposal to extend the bike lane also from Lispenard to Greenwich Ave./W. 8th St., which they're looking to share with CB2 in the near future, but they are not yet ready; and

**Whereas** congestion pricing will begin soon, which could translate into less traffic and faster driving speeds, so time is of the essence; and

**Whereas** 6<sup>th</sup> Ave. south of Greenwich Ave. is currently milled and scheduled to be repaved and repainted in the next 60 days, and a PBL can be created with paint and flex posts, presenting an opportunity to install such a PBL to provide needed protection **NOW** on a vulnerable stretch of 6th Ave. that sorely needs it, while plans for extending the bike lane all the way down to Lispenard St. (beyond Canal St.) are being completed; and

**Whereas** W. 3<sup>rd</sup> St. is a critical crosstown connection and dead ends at 6<sup>th</sup> Ave.; and

Whereas there is significant bike traffic on this shorter stretch of 6th Ave, leading into the protected bike lane that starts at Greenwich Ave./W. 8th St.; and

**Whereas** 6<sup>th</sup> Avenue on this stretch is wide and dangerous and over the past five years has been the site of eight pedestrian collisions and injuries and nine biking collisions and 10 injuries,

including one pedestrian, and PBL's have proven to make a street safer for cyclists and pedestrians by narrowing the roadbed, calming traffic, and creating shorter crossing distances; and

**Whereas** when studying the bicycle map from W. 3rd St. to Greenwich Ave./W. 8th St, CB2 noticed an important connection at Bleecker St. and a chance to create a critical link connecting two crosstown bike lanes and one of the busiest Citibike stations in the area adjacent to Father Demo Sq.

**Therefore be it resolved** that CB2 calls on DOT to use this window of opportunity to expedite the installation of a parking protected bike lane on 6<sup>th</sup> Ave. from Bleecker St. to Greenwich Ave./W. 8th St., defined with paint and flex posts with plans to install concrete islands later, in advance of the expected completion of the bike lane's extension to Lispenard St.

**Vote:** Unanimous, with 32 Board members in favor.

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