

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: June 20, 2024
TIME: 6:30 P.M.
PLACE: Lenox Health Greenwich Village, 200 West 13th Street and via Zoom

ATTENDANCE

BOARD MEMBERS PRESENT IN PERSON: Carter Booth, Katy Bordonaro, Anita Brandt, Amy Brenna, Valerie De La Rosa, Andres Diaz, Chris Dignes, Arturo Fernandez, Stella FitzGerald, Cormac Flynn, Susan Gammie, Anne Hager, Juliet Kaye, Zak Kazzaz, Susan Kent, Ryder Kessler, Jeannine Kiely, Michael Levine, Janet Liff, Benjamin Listman, Erika Olson, Donna Raftery, Lois Rakoff, Shirley Secunda, Eddie Siegel, Frederica Sigel, Emma Smith, Antony Wong (28)

BOARD MEMBERS PRESENT VIA ZOOM AND COUNTING TOWARD QUORUM: Rich Caccappolo, Mar Fitzgerald, Ed Ma, Dr. Shirley Smith, Chenault Spence, Eugene Yoo (6)

BOARD MEMBERS PRESENT VIA ZOOM AND NOT COUNTING TOWARD QUORUM: David Gruber, Patricia Laraia, Matthew Metzger, Bo Riccobono (4)

BOARD MEMBERS ABSENT WITH NOTIFICATION: Susanna Aaron, William Benesh, Keen Berger, Ivy Kwan Arce, Brian Pape, Rocio Sanz (6)

BOARD MEMBERS ABSENT: Ritu Chattree, Susan Wittenberg (2)

BOARD MEMBERS PRESENT/ARRIVED LATE: (0)

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

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

ELECTED OFFICIALS’ REPRESENTATIVES: NYS Congressman Daniel Goldman (Tevin Williams); NYS Senator Brian Kavanagh; NYS Senator Brad Hoylman-Sigal’s Office (Caroline Wekselbaum); NYS Assembly Member Grace Lee’s Office (Alexander Fraser); 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 – June 20, 2024

Board Members Present – 36

 In Person – 28

 via Zoom Counting toward Quorum – 5

 via Zoom not Counting toward Quorum – 5

Board Members Absent with Notification – 6

Board Members Absent – 2

Board Members Present/Arrived Late – 0

Board Members Present/Left Early – 0

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PUBLIC SESSION

Elijah Walker

- Speaker claims to be Elijah the Prophet. Speaking to things in the world that need to be stopped, including homelessness, the war in Israel, abortion.

Leslie Clark

- Speaking about DOT request for waivers for roadway dining on narrow streets.
- Speaker praises the Outdoor Dining Working Group and notes that it has done an excellent job. Attended the DOT hearing on 242 West 10th Street today. Was distressed to hear that this applicant applied for a waiver for an emergency travel lane. The DOT had applied for the emergency travel lane on behalf of the applicant.
- Is this a closed process, or can the community give input into the application?

Jacob Sadrak

- Speaker is concerned about the use of Hudson River Park tennis courts by private coaches. Hudson River Park Tennis Courts are supposed to be used under an honor system, but coaches are using them for private lessons during prime hours in the morning. Coaches stack the line, or pay people to wait on line for them, in order to hold a monopoly on these public spaces. Posted signs clearly state that professional lessons are not allowed. There was a recent article in the NY Post about this.
- Additional speaker notes that Hudson River Park Conservancy is aware of this issue. It also came up at the Parks and Waterfront Committee.

Jane Carey (Whitney Museum of American Art)

- West Side Fest 2024 is returning after its inaugural year in 2023 and expanding to three days from one. West Side Fest will run from July 12-14. The hope is to make this an annual event on the second weekend of July. Free admission and multiple activities at multiple locations on the far West Side for the public.
- The Whitney is celebrating Pride across the month of June. There will be a street closure event for Queer Teen Night on the last weekend of June. The event involving the street closure is in coordination with the Meatpacking BID to kick off Pride. “Happy Hopper Day” is upcoming on July 20th.

Zack Winestine

- Speaking on behalf of Save Gansevoort with an update on Section 106 review of West Village 5G towers.
- Good news is that the towers were subject to a Section 106 review to assess whether there would be adverse impacts from the installation of these 32-foot tall towers on the adjacent historic districts.
- Bad news is that the applicant has gone to the FCC asking the State Historic Preservation Office to overturn its prior decision to oppose the installation of the towers as negatively affecting the historic districts.
- The FCC should do the right thing and respect the SHPO decision.

Darlene Lutz

- The 1st Precinct Community Council will take part in National Night Out on August 6th – to be held at the South Street Seaport.
- Concern about the privatizing of the Hudson River Park tennis courts.
- The 1st Precinct Community Council will meet on June 29, and then break for the summer.
- Speaking as a private citizen on congestion pricing. Would like the opportunity to discuss congestion pricing as a community.

Lois Rakoff

- The last Washington Square Music Festival event for 2024 will be on Tuesday, June 25th in Washington Square Park.

ADOPTION OF AGENDA

The agenda was adopted by acclamation.

ELECTED OFFICIALS' AND REPRESENTATIVES' REPORTS

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

- Congress Member introduced the Michelle Go Act, bipartisan legislation supporting additional mental health resources.
- Supported safe storage guidelines in Gun Violence Awareness Month.
- Urged President Biden to pardon non-violent cannabis offenses.
- Congestion pricing has been the #1 subject of calls over the past 2 weeks
- Q&A
 - Thanks to Congress Member for speaking out on congestion pricing
 - Asking for the Congress Member to be more vocal on issues of antisemitism
 - Tevin advised reviewing the Showing Up for Students Act, which aims to protect students from antisemitism and other forms of discrimination.

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

- State Senator passed 84 bills this session. The following are some highlights:
 - Renaming the Christopher Street subway station as “Christopher Street/Stonewall Monument.”
 - Holding gun manufacturers responsible.
 - Passed legislation creating a dyslexia task force last year. Funded it this year. Requiring insurance coverage for testing for dyslexia.
 - E-bikes continue to be a concern. Passed a point-of-sale registration bill.
 - “HIV Testing Modernization Act” will require an updated testing regimen. This will increase testing as a routine part of medical care. Currently in New York, 18% of those with an HIV diagnosis also get an AIDS diagnosis. This can be mitigated by increased testing.

NYS Senator Brian Kavanaugh, 27th District:

- The legislative session has wrapped up since the last CB meeting. It was a productive session, although the end was a bit chaotic and left some things on the table.
- Addressed the following issues in legislative session:
 - Housing issues
 - Environmental issues: banned a new version of fracking with an even more controversial fracking process. Also passed the Trees Act to restrict construction procurement to sustainable wood.
 - Food waste: tightened a law requiring food producers to compost.
 - Extended producer responsibility: bills ensuring focus on packaging to ensure truthful contents and attention to packaging that attracts youth and children.
- Q&A
 - Question on the last-minute suspension of the implementation of the congestion pricing plan:
 - The governor "suspended indefinitely" and then "paused" the implementation.
 - State Senator Kavanaugh supports congestion pricing. Thinks there should be more affordability considerations.

Office of NYS Assembly Member Grace Lee, 65th District – Alexander Fraser reported:

- AM Lee sponsored the following bills:
 - Brownfield Bill requiring technical assistance for toxic cleanup
 - Stop Hate Act
 - Pro-Banking Act requiring banks to accept IDNYC
 - Financial App Security Act requiring financial apps to enact security protections for users
- Lower East Side Puerto Rico event upcoming ([bitly/rhythmsofles](https://bitly.com/rhythmsofles)).
- Staff changes in the office. Sorry to lose Samantha Day. Welcoming new staff.

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

- BP Levine announced 100 new and refurbished restrooms coming online in the next two years. City of New York has launched a public map of accessible restrooms.
- Always seeking volunteers for community events.

Council Member Erik Bottcher, 3rd District – Nicole Barth reported:

- C-M Bottcher is working on the following pieces of legislation:
 - Package of legislation pertaining to scaffolding in our area, to be discussed by the Council Committee on Housing.
 - Intro targets a 6-month limit to pull permits and commence work once the scaffolding is erected.
 - Intro 660: new lighting requirements to eliminate dark areas under scaffolds.
 - Intro 659: prevents interference of sidewalk sheds in parks and playgrounds.
 - Intro 810: addressing poorly maintained sidewalk newspaper boxes, directs DOT to develop standards for boxes and racks.
- Ongoing programs:
 - Housing clinic first Tuesday of the month.
 - SCRIE/DRIE third Tuesday of the month.
 - Healthy food bag program for seniors returns in July.
 - Policy perspective conversations hosted by CM Bottcher with leaders on various issues – can rewatch on Facebook.
- Q&A
 - Q: Are C-M Bottcher and BP Levine coordinating efforts around scaffolding?
 - A: The C-M and the BP speak frequently on these issues.

Office of Christopher Marte, NYC Council Member, 1st District – Conor Allerton reported:

- C-M Marte supportive of efforts to remove scaffolding with dispatch.
- Awarded \$10,000 for Meals for Unity, have served thousands of meals to people in need.
- Participatory Budgeting – will soon post winning projects, including some relating to:
 - Rat mitigation
 - Legal services for vulnerable individuals
 - Composting
- C-M's District Office have been working closely on City of Yes for Housing Opportunity, including adding proposals:
 - Deepening mandated affordability.
 - Requiring affordability for NYCHA infill.
 - Limiting ability to reduce rear and side yard size.
- City of Yes for Housing Opportunity – virtual information session to be held on July 1st (register at bitly/cityofyesmarte).

- City of Yes for Economic Opportunity passed the Council on June 6th. The final package included many recommendations from CM Marte's office with support from the Community Boards and Community.
- Q&A
 - Q: Has C-M Marte's office reviewed impacts of CoYHO on special districts?
 - A: Yes, office has been tracking these items across CoY. Still exploring implications of CoYHO.

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

- IDNYC assisted over 50 constituents in obtaining IDs. Must now make an appointment for an IDNYC – can no longer walk in.
- Announcing Participatory Budget winners, 3 runners-up will receive partial funding.

ADOPTION OF MINUTES

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

BUSINESS SESSION

Chair's Report: Susan Kent

Website Updates

- CB2 has begun the process of building an Airtable-based database for our website.
 - Moving as quickly as possible so as to capture remaining funds from FY2024 budget.
 - Working with Beta NYC.
 - For context, please review of Board 5, 6 and 7 websites, as they have recently switched to use of this new functionality.
 - Seeking input from Committee Chairs around tags for searchability. Will be migrating past resolutions to new platform.

Washington Square Park Conservancy

- Cormac Flynn is taking over as representative to the Washington Square Park Conservancy, replacing Kristin Shea.

Hudson River Park Advisory Council

- Susan Kent will be taking over as representative to Hudson River Park Advisory Council, replacing Dan Miller. Other boards (1 and 4) are represented by their Chairs.

Borough Board

- Meeting focused on City of Yes for Housing Opportunity. Public Hearing was held, but there were no speakers. Majority of session was spent taking questions and comments from the Chairs. No vote was taken, as only two boards have voted on City of Yes for Housing Opportunity to date.

New Community Board Members

- Welcome to new member, Juliet Kaye!

District Manager's Report: Mark Diller

Website Updates

- Working with BetaNYC to explore ways to use Airtable to search and maintain resolutions on our website while preserving aspects of the functionality of our website. Currently the website is hosted on WordPress.
- Beta NYC is developing a procedure so that past CB2 resolutions, which were bundled and uploaded to the website by Committee, can be separated into individual resolutions. The individual resolutions will facilitate searchability, but will require staff time to rename.

Comptroller's Office Audit

- Office is subject to a system-wide Comptroller's audit. Unlike previous Comptroller audits, which tested the Community Boards' compliance with Open Meeting Law and documentation requirements, this audit will attempt to track personnel services and OTPS spending processes. CB2's District Office will be required to produce documentation to support procurement and salary expenditures, even though those expenditures are monitored by the FMS system in the Comptroller's and OMB's offices. This is a challenging process -- for example, the Comptroller's Office does not have access to our payroll records, which may require manual compilation of screenshots.
- CB2 has sufficient funds to pay all current expenses.

CB2 P-Card

- BP's office thinks they can support CB2's years-long application to acquire a P-Card for the office.

Vital Parks for All

- Initiative to support equity initiatives to ensure that green spaces are as available in under-resourced neighborhoods as any others.

Open Meetings Law

- Bill that would have reduced quorum requirement to 25% did not pass the Legislature this term.
- Sunset expiration of the Open Meetings Law provisions allowing remote meeting participation was extended to 2026.

Calendar and Upcoming Events

- Land Use has added a meeting on Monday, June 24th. NYU has agreed to host.
- The “Future of Community Boards” Group, together with the Center for Urban Pedagogy, will host a meeting to plan for term limits for Community Boards.

July 4th Holiday Hours

- Office will be closed early, after 1pm, on Friday the 5th. Office will be open on July 3rd.

STANDING COMMITTEE REPORTS WITH RESOLUTIONS

LANDMARKS AND PUBLIC AESTHETICS

- 1. [This item is being handled at LPC Staff level, and was withdrawn from CB2 action.]**
- 2. *117 7th Ave. So. – Application is to approve the color of the doors and windows of the ground floor remaining in dark wood.**

Whereas:

The dark wood for the doors and windows in the current condition is a natural wood color and is entirely suitable to the building and the district; now

Therefore be it resolved that CB2, Man. recommends approval of the application to retain the natural wood for the doors and windows.

Vote: Unanimous, with 38 Board members in favor.

- 3. *402 W. Broadway – Application is to paint the ground floor retail exterior and steps, install window sign, place blade signs on either side of the corner entrance and flag above one of the blade signs.**

Whereas:

A. The black ground floor facades and steps are to be painted off white; and

B. Though the rendering depicted pure white paint, the applicant represented that the color is to be a soft white and no specifications or sample was provided; and

C. The name of the business is in paste-on lettering on the transoms above the doors and similar logos are attached to the windows elsewhere; and

D. Two blade signs, 24 inches by 36 inches, are on either side of the corner entrance and were represented by the applicant as conforming to applicable regulations; and

E. A flag was depicted on the rendering as large and white, hanging above one of the blade signs and the presentations and the applicant had no information as to its size and exact color and content; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the white painted ground floor facade and steps provided that the paint is a soft off white without reflectivity; and

B. **Approval** of the window lettering and logos, provided that Commission staff affirms that they conform to applicable regulations; and

C. **Approval** of the two blade signs, provided the Commission staff affirms that they conform to applicable regulations; and

D. **Denial** of any flag in that the two blade signs at the entryway, together with the white facade and window lettering are sufficient to identify the location of the establishment.

Vote: Unanimous, with 38 Board members in favor.

4. *69 W. 9th St. – Application is to replace the existing stone cladding with new stone cladding, replace the existing fence and gate with new fence and gate, enlarge the existing planter, install one new planter and install a new canvas sidewalk awning with lighting at the building entrance.

Whereas:

A. The location of the apartment building is at the corner of Sixth Avenue and 9th Street and there is an entrance to the PATH train station within the 9th Street facade which attracts loiterers and parts of the proposed work are to add security for the building; and

B. The existing red clad planter is to be reconfigured and a second one added, both in dark mottled stone, and they are positioned to provide a measure of protection and security; and

C. The facade cladding near the entrance will be replaced with the same dark mottled stone; and

D. Simple gates will be installed at the service stairway and the garage entrance; and

D. A new black canvas marquee with enhanced lighting and simple metal poles will be installed at the entrance; and

E. Glass entrance doors will be replaced in kind; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the planters, gates, marquee, and doors; and

B. **Approval** of the cladding of a portion of the facade with sheets of mottled stone provided that it is installed in a manner that gives the appearance of a solid covering without noticeable joints.

Vote: Unanimous, with 38 Board members in favor.

5. *61 Charles St.- Application is to repair and restore front facade, install historical railing and gate at stoop, install historical lintels and areaway planter, reconfigure areaway steps, and construct rear yard two story extension and penthouse, and install HVAC equipment on roof.

Whereas:

A. The front facade is to be restored with removal of parlor floor window guards, restoration of lintels, and iron work, (railings, posts, railing with gate) copying the next-door building's historically correct, possibly original, design in unacceptable cast aluminum when accurate reproduction in cast iron is available; and

B. The areaway is to be considerably reconfigured to a historic design with excavation, lowering the windows, and applying rusticated stucco representing brownstone at the basement level which properly covers the entire base of the facade; and

C. At the rear facade a 4-foot extension with full width multi pane windows in white brick is similar to approved extensions in neighboring buildings; and

D. The third and fourth floor rear wall is to be reconstructed with full width grey metal multi-pane windows and windows of unusual size and shape and reconfiguration of the windows at the fourth floor; and

E. The strong preference for third and fourth floors of row houses is to preserve the tripart punched window configuration in the reconstructed original plane of the facade to recall the historic design with the usual proportions and in this instance, it would be acceptable to change one window at the third floor to a door to provide access to the terrace; and

F. The 100 square foot penthouse in glass and stucco is 10' high, extends 8'6" above the parapet and is not visible from a public thoroughfare; and

G. There is a fence around three sides of the roof that is in the usual dark metal and is very minimally visible from the public thoroughfare; and

H. There is a 3' deep excavation of a substantial area of the cellar, the area aligning with the same level beneath the extension and a minimal excavation of a few feet of the garden at the basement; and

I. The excavation requires underpinning along most of the length of both sides of the building and the applicant represented that proper steps would occur, including engaging engineers, to ensure the integrity of adjoining buildings and the subject building; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the front facade restoration apart from the iron work; and

B. **Denial** of the aluminum stair railing, posts, fence, and gate and require that they be fabricated in historic cast iron; and

C. **Approval** of the areaway provided that the rusticated stucco covers the entire to the basement level of the facade; and

D. **Approval** of the rear extension and windows on the basement and parlor floors; and

E. **Denial** of the windows on the third and fourth floors and require that they be in the original historic configuration with a door to the third-floor terrace, and

F. **Approval** of the non-visible penthouse and required safety railing on the roof; and

G. **Approval** of the excavation, provided that care is taken to follow all Department of Buildings and Landmarks Commission regulations to ensure the integrity of the neighboring buildings and the subject property.

Vote: Unanimous, with 38 Board members in favor.

6. *64 Horatio St. – **Application** is to enlarge basement and first floor rear facade windows, change 2nd floor door to a window, remove balconies, skylight, and visible HVAC units to the roof.

7. *66 Horatio St. - **Application** is to replace windows with wood clad aluminum sash at front and side facades, alter basement at front facade and add fence to match #64; reposition side facade windows, lower stucco base and remove doors, reconfigure rear

addition facade openings, reposition rear facade windows at floors 2 and 3, enlarge basement and 1st floor openings, add stair to yard and excavate to lower cellar.

Note: The applications for 64 and 66 Horatio Street are for the two houses which are to be combined. The applicant made one presentation for the entire project and this resolution is for both buildings.

Whereas:

A. The two row houses which are to be combined into one single family house are 64 Horatio which is intact and 66 Horatio, the adjacent corner house which is of a different design and has been considerably altered to provide for various commercial establishments on the ground floor; and

B. The restoration of 66 will draw upon historic details from 64 to inform the restoration, especially of the facade; and

C. The front facade of 66 will be restored with a depressed front entrance and two windows typical of row houses from which the stoop has been removed, and

D. The areaway of 66 will be reconstructed in the historic manner; and

E. At the side facade of 66 the windows will be repositioned in the same vertical plane and their heights adjusted to conform to the new floor levels aligned with 64, the brick will be repaired and the brownstone street level cladding will continue the line of the base from the front facade; and

F. The extension will continue the brownstone finish with three blind windows in the same material; and

G. Minimal excavation within the property will be made to align the garden of 66 with 64 and the applicant represented that engineers have been engaged and that all procedures from the Department of Buildings and the Landmarks Commission will be followed; and

H. The rear facade basement and parlor levels have full width, multi-pane, metal windows similar to those approved for similar houses in the district and the second and third floors have restored historic tripartite punched windows; and

I. Two mechanical units will be placed on the roof of 64 positioned to achieve minimal visibility from Greenwich Street and there is no visibility from Horatio Street; and

J. There was public testimony opposing some aspects of the application; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the application for alteration of the facades of 64 Horatio St. which commendably preserves separation of two distinct buildings, the treatment of the extension facade, and the rear facade windows and restoration of both buildings; and
- B. **Approval** of the excavation, provided that care is taken to preserve the integrity of the buildings and to observe all Department of Buildings and Landmarks Commission regulations.

Vote: Unanimous, with 38 Board members in favor.

LAND USE

CB2 response to NYC HPD's Community Visioning Report for 388 Hudson Street.

Whereas:

1. NYC HPD released its Community Visioning Report for 388 Hudson Street on April 10, 2024. The CB2 Land Use and Housing Committee continues to have concerns.
2. CB2 has repeatedly asked that a NYC Parks Department Recreation Center be placed on the lower or basement floors. The CVR does not emphasize that request.
3. CB2 does not want a curtain wall. The CVR supports large windows but not floor-to-ceiling windows.
4. CB2 sees no need for an affordable grocery store on the ground floor. CB2 is not a food desert. The CVR supports the inclusion of a grocery store.
5. CB2 supports the use of bricks, not concrete, for the façade so that the building refers to the historic context of Greenwich Village. The CVR does not emphasize this preference.
6. CB2 has consistently stressed the importance of design excellence with creative solutions for this project. The CVR does not reflect that opinion emphatically.

Therefore be it resolved that CB2 requests that NYC HPD communicate CB2's opinions prominently in the upcoming RFP.

Vote: Passed, with 33 Board members in favor, 5 abstentions (A. Diaz, R. Kessler, J. Liff, m. Metzger, E. Siegel).

OUTDOOR DINING

Application to DOT for a Sidewalk Cafe:

West10West LLC dba West10West, 242 West 10th Street, 10014 with two tables and four chairs (Dining Out NYC – Sidewalk Cafe)

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

- West 10th Street, a narrow residential street, between Hudson Street and Bleecker Street, where this establishment is located has many concurrent important neighborhood uses where safety is a factor including the MTA M8 bus route, an official NYC DOT Shared bike lane, the primary entrance for the NYPD 6th Precinct station and NYPD Bomb Squad and service vehicle entrances for both located just east of the West10West LLC roadway cafe on the north side of West 10th Street;
- The Applicant submitted a proposed site plan which omits three (3) separate key elements/objects and measurements which impact the siting of a sidewalk cafe:
 - (1) The primary residential doorway to the west for 244 West 10th St is not indicated and the requisite 5-foot clearance from the edge of the doorway is not included in the site plan;
 - (2) The primary residential doorway to the east for Applicant's own building, 242 West 10th Street, is not indicated and the requisite 5-foot clearance from the edge of the doorway is not included in the site plan;
 - (3) While shown on the diagram, the existing street tree bed in front of the Applicant's own doorway is not indicated as a furnishing zone element and the requisite 8-foot measurement from the corner of the street tree bed to the sidewalk cafe is not indicated on the site plan;
- Existing Primary Entrances and Doorways: The proposed sidewalk cafe site plan is missing two primary building entrances, one to the east and one to the west:
 - Entrance to the west: The primary residential building entrance for 244 West 10th Street to the west of West10West is 3 feet, 4 inches from the perimeter of the proposed sidewalk cafe footprint, which does not meet the DOT-required 5-foot clearance for primary building entrances;
 - Entrance to the east: The primary building entrance for 242 West 10th Street to the east of West10West is 4 feet, 7 inches from the perimeter of the proposed sidewalk footprint, which does not meet the DOT-required 5-foot clearance for primary building entrances, and this measurement is superseded by the required measurement from the edge of the existing street tree bed;
- Existing Street Tree Bed: The proposed sidewalk cafe site plan does not include the measurement from the corner of the existing street tree bed in front of the entrance to

242 West 10th Street to the corner of the sidewalk cafe foot print, the street tree bed includes significantly raised roots above the sidewalk level and also has a bench built around the tree pit, based on the proposed site plan, that actual measurement is about 5 feet from the proposed sidewalk cafe footprint, well short of the required 8-foot clearance if taken in a radius to maintain the required 8-foot clear path required for a Neighborhood Corridor street;

- The proposed sidewalk cafe footprint in the site plan is 8.2 feet long by 3.5 feet wide but is missing three (3) key elements as described above. Including the measurements from the 3 key elements/objects and the required clearances would reduce the area where a sidewalk café may be permitted to a non-rectangular area of what would appear to not reasonably fit a table and two chairs; and

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

- The establishment is located on a Neighborhood Corridor (West 10th Street between Hudson Street and Bleecker Street) which requires an 8-foot clear path on the sidewalk. The proposed site plan and sidewalk cafe footprint as indicated on the site plan omits the 8-foot measurement and clear path requirement from the street tree bed edge in front of the entrance to 242 West 10th Street which impacts pedestrian flow. That required 8-foot measurement from the street tree bed edge, which is located within the sidewalk furnishing zone, if properly included in the site plan would encroach significantly into the proposed sidewalk cafe footprint as described in the physical footprint and dimensions section;
- There is also a proposed roadway cafe dining setup at this same location with very tight clearances, and it is imperative that any wait staff service to either the roadway cafe setup or sidewalk cafe setup occur entirely within each area so as not to impede the required 8-foot clear path;
- The application form is not complete and accurate as confirmed by the Applicant who appeared via Zoom at the CB2 Outdoor Dining Working Group Public Hearing on Wednesday, May 22, 2024, with the following omissions noted:
 - The photographs submitted with the application do not show the existing street tree bed.
 - The 8-foot measurement from the street tree bed is not shown (S-06).
 - The measurement of the distance from the primary residential entrance to the left of the establishment at 242 West 10th Street. is not shown (S-22).
 - The measurement of the distances from the primary residential entrances to the right of the establishment at 244 West 10th Street. is not shown (S-22).

- Under Material Requirements, the Applicant does not confirm whether or not the furniture (as outlined in their site plan) is lightweight and easily removable as well confirm whether or not it will be affixed to the sidewalk; and

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

- The application form is not complete and accurate as confirmed by the Applicant who appeared via Zoom at the CB2 Outdoor Dining Working Group Public Hearing on Wednesday, May 22, 2024;
- The Applicant confirmed verbally via Zoom on Wednesday, May 22, 2024, that as noted on the site plan, they will remove the seating that is built around the tree pit, which is not permitted and located in the furnishing zone, in order to be in compliance with the Dining Out NYC rules; and

Whereas, the **recommended modifications** for the sidewalk cafe setup are:

- Recommend that the applicant update the incomplete application form and resubmit it to DOT and MCB2 inclusive of the list of recommended modifications below:
- Recommend the **applicant remove the seating around the tree pit;**
- Recommend the applicant update the site plan and sidewalk cafe footprint to show the required elements including the two residential doorways for 242 West 10th Street, and 244 West 10th Street and the required 5-foot clearance and include the required 8-foot clearance from the corner of the street tree bed and show a continuing 8-foot clear path around the sidewalk cafe and objects in the furnishing zone and re-submit the updated site plan and sidewalk cafe footprint to DOT and MCB2;
- Recommend the applicant reduce the number of tables and chairs in the sidewalk cafe setup to no more than one table with two chairs, if those can even be demonstrated to fit in the resulting permitted area; the site plan should include the specific dimensions of tables and chairs and an area to serve from that also includes full and constant clearance for the required 8-foot clear path in their updated sidewalk cafe site plan;
- Recommend that the applicant add the measurement of the existing street tree bed to S-06 on the form;

- Recommend that the applicant add the measurement of the distance from the primary residential entrance to the left of the establishment for 242 West 10th Street to S-22 on the form;
- Recommend that the applicant add the measurement of the distance from the primary entrance to the right of the establishment for 244 West 10th Street to S-22 on the form;
- Recommend that the applicant indicate under Section 3: Material Requirements on the form whether or not the furniture indicated on the sidewalk cafe site plan will be lightweight and easily removable as well as not affixed to the sidewalk;
- Recommend that there is sufficient room for all wait staff service to the one table and two chairs in the sidewalk cafe from within the footprint so that there is no encroachment on the required 8-foot clear path on the sidewalk; this is especially important given this narrow sidewalk which also has a proposed roadway cafe dining setup.

Therefore Be It Resolved, CB2, Man. recommends denial of the Dining Out NYC sidewalk cafe for West10West LLC dba West10West, 242 West 10th Street, 10014 because the applicant’s proposed site plan as referred by DOT does not meet the measurement requirements for distances from primary building entrances as described above nor does the applicant’s proposed site plan meet the required measurements from furnishing zone elements or conform to the clear path requirement for a Neighborhood Corridor street as described above.

Vote: Unanimous, with 38 Board members in favor.

Board Operations Process for Dining Out NYC

Whereas, the Community Board and the community it represents should have an opportunity to review and comment on roadway cafes and sidewalk cafes, and

Whereas, the timeframe for reviewing Dining Out NYC applications is 30 days for roadway cafes and 40 days for sidewalk cafes as mandated by NYC DOT rules for the program, and

Whereas, NYC DOT refers Dining Out NYC applications to community boards on Mondays only, there are only two opportunities a month for applications to be referred to the board in time for the

Outdoor Dining Working Group to hold a public hearing and produce a resolution for that month's full board meeting, and

Whereas, 30 days – and sometimes 40 days – is not enough time to bring a resolution to the Full Board, and

Whereas, DOT automatically schedules all Dining Out NYC roadway cafe public hearings on the **day after** the 30-day community board comment period for roadway cafe applications leaving no flexibility to submit comment before the DOT public hearing on the roadway cafe application after the community board comment deadline, now

Therefore Be It Resolved, that the Outdoor Dining Working Group resolutions, with respect to a Dining Out NYC application, will be considered the decision of Manhattan CB2 if the DOT-mandated application deadline falls before next Full Board meeting and as such will be transmitted to the appropriate agency(ies) as Committee Actions.

Vote: Unanimous, with 38 Board members in favor.

PARKS AND WATERFRONT

A Resolution Supporting the Proposed Design of a New Public Open Space at 388 Hudson

WHEREAS:

1. The NYC Department of Parks and Recreation, working with the Hudson Square BID who hired MNLA Landscape Architects with W X Y architecture + urban design, presented a proposed design of a new public, passive open space at the former water tunnel site at 388 Hudson St., the Hudson Houston Plaza, on the southern half of the lot on the east side of Hudson Street at Houston St. (The northern half is expected to be occupied by a new affordable housing building.)
2. This site, which is .25 of an acre, will be the third former water tunnel site in our district to be converted into passive open space. (The two other sites are 142 Grand St. and 35 E 4 St.) Such sites have design constraints due to the restrictions on foundations and structures and the requirement of having to ensure continuous Department of Environmental Protection (DEP) access to site for maintenance and emergencies.
3. The project has a budget of \$3.62M.

4. The project timeline is estimated to be between three and four years.
5. A community engagement process started earlier this year and included multiple public input sessions and generated over 450 responses.
6. Design preferences conveyed by the community included robust landscaping, flexibility of space, and available seating.
7. Guiding principles were established, based on community feedback, which focus on creating a welcoming, flexible, and engaging public space that maximizes green space; incorporates colorful and fun elements; creates inclusive spaces to accommodate a variety of users throughout the day; and maintains site accessibility and visibility with a transparent fence.
8. The proposed design showed elements including modular furnishings, trees and greenery planted to the extent permitted by the technical constraints of the site, umbrellas for flexible shade cover, a “daydreamer interactive sit/swing feature”, trellises on two perimeters for additional shade, transparent fencing and a welcoming main entrance, all aimed at creating a versatile, green, and community-focused space.
9. Expected entrances will be two for DEP trucks via West Houston and Hudson Streets and two for pedestrians. The main pedestrian entrance will be at the corner of Hudson and West Houston Streets and a secondary entrance will be on West Houston.
10. Trees will dominate the northeast side of the space, where deeper planting is permitted, in order to generate maximum green space and shade; moveable umbrellas will provide additional shade without in-ground installations. There was some discussion about the advisability of using multiple trees to so firmly delineate the northern border of the park site before the building on the adjacent HPD site has been designed. Illumination of the tree area for public safety was also discussed.
11. Trellis integration will be implemented on the south and west sides to provide additional shade, aligning with community preferences. There was some discussion about whether the trellis should be planted or not, given the failure of the planted trellis at 18th St. on the High Line and the success of the unplanted trellis at the NYC AIDS Memorial Park on 12th St. and Greenwich Ave.
12. Surfaces will use permeable pavers in open spaces.
13. Furnishings will be moveable, including modular benches on casters, and designed for reconfiguration, adaptability and flexibility and to accommodate different group sizes and activities.
14. Interactive and flexible elements will be installed, including two “Daydreamer” interactive features, which are rocking and spinning pieces that emit sounds and lights. The sounds are designed not to be heard beyond the perimeter of the Daydreamers.
15. The City as School mural on the east side is expected to be retained.
16. Lighting will include pole lights along the fence for general illumination and bollard lighting for pathway lighting.
17. Planting strategies will work to achieve neighborhood cohesion, sustainability, ecological benefits, and be a reflection of the creative spirit of the neighborhood. The plant palette will include ferns, grasses, bulbs, and perennials with a cooler color palette.

18. Tree selections are expected to be lilac and Persian Ironwood species; vines will be honeysuckle and traffic creeper.
19. There is a 10' setback from the park border to the adjacent building site, which DEP requires be a no-drill zone. The committee discussed possible strategies for this area and the importance of maximizing use of that space.
20. Committee members questioned what types of activations would be permitted in the park and whether corporate and commercial events would be allowed.
21. There was discussion of the fact that the final designs of the public spaces at the other two water tunnel sites turned out to be much simplified from the designs that were presented to and approved by our committee.
22. The role of the BID in maintaining the space was deemed important in order to keep the park clean and enhance the plantings, coordinate access with DEP, and provide maximum use to park visitors.

THEREFORE, BE IT RESOLVED that Manhattan Community Board 2:

1. Supports the goals of the project, agrees with the guiding principles conveyed, and approves and appreciates the design choices proposed.
2. Relies on the Parks Dept. to ensure that the installation of this project produces a result that corresponds closely to the plans that were presented.
3. Asks that the Hudson Square BID return to the Parks committee to discuss what types of activations and uses will be encouraged, noting that we oppose any corporate and commercial events in the space.
4. Expects that the BID will maintain the park in perpetuity to ensure high quality care of the space.
5. Asks that the Parks Dept. reach out to HPD and DEP so that the agencies can collaborate in putting the 10' no-drill zone to the most productive use possible.

Vote: Passed, with 36 Board members in favor and 1 abstention (R. Kessler).

SLA LICENSING 1

- 1. SIP NY Acquisition, LLC and SIM SoHo Manager LLC 60 Thompson St 10012 (OP–Hotel) (Change in Method of Operation)**
 - i. Whereas,** the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a Change in Method of Operation to an On-Premises Hotel License (Lic ID #NA-0343-22-104709) to continue to operate a luxury hotel including a restaurant, a sidewalk café located within the property line and rooftop patio in a M1-5/R10-zoned, 14-story building (c. 1999, altered 2013) on Thompson Street between Broome and Spring Streets (Block

#488/Lot #3), the building falling within NYC LPC's designated SoHo-Cast Iron Historic District; and

- ii. **Whereas**, the hotel is approximately 52,000 sq. ft., the cellar is 3,500 sq. ft., floors 1–12 are 4,200 sq. ft. each, floor 13 is 1,400 sq. ft.; there are a total of 61 tables and 158 seats throughout the premises, an additional two stand up bars with 14 seats and an additional 12 banquet seats in the front restaurant bar area for a total of 184 seats throughout the premises (of those 15 tables/30 seats are on the 1st floor patio and 23 tables/49 seats and one bar with 9 seats is in the 2nd floor lounge); there is an existing certificate of occupancy; and
- iii. **Whereas**, the change in method of operation is to change the opening hours of the exterior sidewalk café and rooftop patio from 11 AM to 7 AM daily, extend the hours of the 2nd floor lounge to from midnight to 2 AM Thursdays through Saturdays and to add a DJ at background levels to the 2nd floor lounge; the hours of operation of the hotel will be 24 hours a day, the hours for the interior restaurants will be 7 AM to 12 AM Sundays through Saturdays, the hours of 2nd floor hotel lounge will be 7 AM to 12 AM Sundays through Wednesdays and 7 AM to 2 AM Thursdays through Saturdays, the hours for the exterior sidewalk café and rooftop patio (outdoor area located on the penthouse level) will be 7 AM to 11 PM Mondays through Thursdays and 7 AM to 12 AM Fridays and Saturdays; music will be background only from iPods/CDs, there may be a DJ in the 2nd floor lounge with music at background levels only and ending no later than midnight daily; there will be no live music, promoted events, any events for which a cover fee is charged or scheduled performances, there will be no exterior music, TVs or speakers; and
- iv. **Whereas**, the Applicant had presented their original hotel application to CB2, Man in [October/2022](#) at which time the Board recommended approval of their license, prior to that the premises had operated as a hotel since approximately 2001, the previous change prior to October/2022 being to incorporate the restaurant license under the hotel license in 2014 (Cromwell Soho Operating LLC & Sessanta LLC SN#1023302, exp 11/30/22); and
- v. **Whereas**, a member of the community provided testimony that while there had been issues with the restaurant, café and rooftop patio when they were previously operated separate from the hotel, there have been no issues with the hotel operation in regards to the restaurant, café and rooftop patio since the hotel took over management of those spaces, the Applicant had done outreach with this application as they had in the past and was agreeable to working with the local community; 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 OP–Hotel Liquor License, with those stipulations as follows:
 - 1. Premises will be advertised and operated as hotel and restaurant.

2. Hours of operation of the hotel will be 24 hours a day, the hours for the interior restaurants will be 7 AM to 12 AM Sundays through Saturdays, the hours of 2nd floor hotel lounge will be 7 AM to 12 AM Sundays through Wednesdays and 7 AM to 2 AM Thursdays through Saturdays, the hours for the exterior sidewalk café and rooftop patio will be 7 AM to 11 PM Mondays through Thursdays and 7 AM to 12 AM Fridays and Saturdays. No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or other outdoor area for commercial purposes aside from rooftop patio and patio in front of hotel on Thompson Street located within the property line.
5. Patio seating will close no later than 11 PM Mondays through Thursdays and 12 AM Fridays and Saturdays with no patrons remaining outside at this hour. No exterior music, speakers or TVs. No private parties occurring in the exterior patios will begin before 10 AM daily.
6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. There may a DJ curating music in the 2nd floor lounge but music will remain at background levels at all times and will end by midnight. 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 make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
13. Will not have any of the following: dancing, live music, promoted events, any event for which a cover fee is charged, scheduled performances, or velvet ropes or barricades.
14. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
15. Will appear before CB2, Man. for change in method of operation/alteration to license prior to submitting plans for any additional sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the Change in Method of Operation application to the On-Premises Hotel License (Lic ID #NA-0343-22-104709) in the name of SIP Acquisition, LLC dba TBD, 60 Thompson St. 10012, unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA On-Premises Hotel License.

Vote: Unanimous, 37 Board Members in favor.

2. Jin Noodles & Sushi Inc fka Jin Ramen Sushi 2 Inc. dba Jin Noodle and Sushi 49 E 8th St 10003 (RW–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 a new Restaurant Wine License to operate a ramen and sushi restaurant in a ground floor storefront located within a six (6)-story building (ca.1955) on 8th Street between University Place and Greene Streets (Block #560/Lot #7501); and
- ii. Whereas**, the storefront premises is roughly 2,780 sq. ft. (ground floor of roughly 1600 sq. ft. connected via an interior stairway the basement with no patron use of the cellar), the ground floor premises consisting of 15 tables with 60 seats and for a total seated patron seating occupancy of 60 persons, there is one entrance serving as patron ingress and egress and two (2) patron bathrooms; there is no outdoor seating; and
- iii. Whereas**, the hours of operation will be Sundays through Saturdays (7 days a week) from 11 AM to 11 PM; there will be quiet background music only consisting of music from iPod/CD’s/streaming services; all doors and windows will be closed at all times; there will be no dancing, DJ’s, live music, promoted events or scheduled performances, cover fees and no security/doormen; and
- iv. Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **27 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 3 pending licenses within this same area including a hot pot restaurant next door, 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 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 ramen and sushi restaurant.
 2. Hours of operation will be Sundays through Saturdays from 11 AM to 11 PM.
 3. Will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.

5. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
6. Will 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 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 **Jin Noodles & Sushi Inc fka Jin Ramen Sushi 2 Inc. dba Jin Noodle and Sushi 49 E 8th St 10003** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous, 37 Board Members in favor.

3. **GSV NYC 2 LLC dba Garage Sale Vintage 302 Bowery 10012** (TW–Bar/Tavern) (Dining Out NYC–sidewalk) (*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 a Tavern Wine License to operate a vintage clothing store in a four (4)-story, C6-1-zoned, commercial building (ca. 1878) on the Bowery between Bleecker and East Houston Streets (Block #521/Lot #81), this building falling within NYC LPC’s designated NoHo East Historic District and the Special Little Italy District; and

- ii. **Whereas**, the ground floor premises is roughly 4,600 sq. ft. with 2,342 sq. ft. on the ground floor connected by an interior stairway to 2,258 sq. ft. in the cellar; there are four (4) tables with eight (8) seats and one (1) bar with ten (10) seats on the ground floor for a total seated patron occupancy of approximately 18 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; and
- iii. **Whereas**, the proposed hours of operation are from 10 AM to 12 AM Sundays through Thursdays and 10 AM to 2 AM Fridays and Saturdays; there may be promoted events related to the vintage clothing, there will be no live music, DJs, scheduled performances, outside promoters, private parties or events where a cover fee is charged, there will be TVs operating in closed-caption mode (no sound) for menu display and there will be security; there originally was sidewalk seating consisting of two (2) tables and four (4) chairs with hours of 10 AM to 12 AM 7 days a week presented, but the applicant removed the outdoor seating from the application at the meeting; and
- iv. **Whereas**, the previously unlicensed premises is the old Patricia Fields boutique clothing store which operated at this location from 2006 to 2012 and has more recently been operating from 2013 to 2022 as Olde Good Things which sold architectural antiques and salvage items along with some vintage clothing and most recently as LINES which is a tattoo and fashion studio with a community centered space; and
- v. **Whereas**, the Applicant currently has four other outposts of [Garage Sale Vintage](#) (GSV) with two in Tennessee and two in Colorado, some if not all of them have full liquor licenses, all of them branded under the same website and are described in social media, community and tourist guides as vintage clothing store and bar, the Applicant [quoted](#) as calling his Boulder, CO store/bar/taco restaurant “spicy hot vintage” because of the collection of hot sauces, there being daily bar specials and an extensive beer selection in addition to Mezcal and tequila, special days where the roll of a dice determines the price of a drink; the GSV [website](#) promotes “Bar Hangs – drink while you shop in store” raising concerns that the bar component of the operation is a central theme in their marketing and is unlike other retail establishments that offer it as an amenity to shopping but not part of their marketing materials, the Applicant not being forthcoming regarding the role of the bar and drink aspect of the business; the Applicant is also the principal of [Good Baby Management](#) located in Denver, CO, which is a retail hospitality group that specializes in placemaking and brand development services, raising further concerns that gathering and drinking will be the primary function of the premises in the later hours with the shopping becoming the ancillary business; and
- vi. **Whereas**, residents of the next door building appeared to speak in opposition to the application, specifically the midnight and 2 AM hours for what is being described as a vintage

clothing retail establishment, the immediate area having already having a number of late night bar establishments including 310 Bowery Group LLC dba 310 Bowery Bar (Lic ID #0340-23-133813), Griffs Global Corp Operator/Bowery Poetry Club Inc dba Duane Park BPC (Lic ID #0370-24-113478) – a burlesque and live music venue at 308 Bowery, and P G T Rest Corp dba Slainte (Lic ID #0370-240101413) at 304 Bowery and Tom and Jerrys Bar Rest Inc (Lic ID #0340-21-117850) around the corner at 288 Elizabeth Street, there being crowding on their sidewalk due to the daytime tourists and late night bar activities and the quality of life issues including noise from groups of people, random pressing of their home buzzers in the evening and early morning hours and loitering, the residents supporting having a vintage clothing store without outdoor seating and earlier hours but the proposed hours were not in alignment with other retail establishment and were also not in alignment with area restaurants such as Little Rest LLC (Lic ID #0340-23-128365) at 290 Elizabeth, Torien (Lic ID #0524-24-14891) at 292 Elizabeth which close not later than 1 AM on the weekends, residents also had concerns with any outdoor seating and in particular outdoor seating going until midnight every night creating even more of a noise disturbance; and

- vii. Whereas**, there was no Certificate of Occupancy provided or able to be found on DOB’s website, there is an older Schedule “A” online showing the existing use of the cellar to be storage with no proposed change in use and the ground floor to be a store, the Applicant having no plans to change the Certificate of Occupancy although the diagrams presented and method of operation described is to use the cellar as additional active retail space where patrons shop and congregate, the method of operation also being that patrons can get drinks at the bar and bring them throughout the store with both the cellar and ground floor being the entirety of the licensed premises; and
- viii. Whereas**, the primary business of the application being presented is that of a vintage clothing retail store located in the majority of the storefront, in the rear of the store there is an ancillary bar with 10 barstools, and 4 tables and 8 seats, there is also a food preparation area behind the bar where the Applicant intends to microwave tacos which he will order from Sysco Corporation and will also offer nachos and chips with queso; and
- ix. Whereas**, the posted hours of operation of the Applicant’s other locations being not later than midnight on Fridays and Saturdays and earlier closing hours during the week, the Applicant was asked if they would consider earlier closing hours of 10 PM weekdays and 11 PM weekends which the applicant would not agree to, the applicant did offer to reduce their hours to 12 AM Sunday to Thursday and 1 AM Friday and Saturday, following the meeting, in an effort to reach a compromise and alleviate the concerns that the method of operation would morph into a bar scene in the evening at this previously unlicensed location, the Applicant was offered to have later retail hours, with alcohol service ending at 10 PM weekdays and

11 PM weekends; the Applicant's representative stated that those hours were not acceptable and they would file the application with the SLA without any agreement in place; and

- x. **Whereas**, other retail stores in the area and in CB2 which also hold a variety of liquor licenses close at hours which are consistent with retail store hours, mostly closing at 8 or 9 PM, those hours of operation being acceptable to the community; and
- xi. **Whereas**, while this application is for the service of Beer and Wine only and therefore not subject to any requirements for public interest, convenience or advantage or any other public review, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **52 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 6 pending licenses within this same area; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a Tavern Wine License **GSV NYC 2 LLC dba Garage Sale Vintage 302 Bowery 10012**; 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 before any license, temporary or otherwise is issued to this Applicant; and

THEREFORE, BE IT FURTHER RESOLVED, that if despite CB2, Man.'s objections to this Application, should the NYSLA not find good cause to deny this Application, CB2 Man. recommends in the alternative that the following stipulations be imposed on any future Tavern Wine license for **GSV NYC 2 LLC dba Garage Sale Vintage 02 Bowery 10012**:

1. Provide a valid Certificate of Occupancy or Letter of No Objection showing that the store use proposed for the cellar is permitted in addition to use as an Eating and Drinking establishment in advance of the issuance of any license in order to demonstrate an ability to conform with SLA Rule 48.3 (Section 48.3 - Conformance with local and other regulations. The Authority expects all on-premises licensees, regardless of type of premises, to conform with all applicable building codes, fire, health, safety and governmental regulations.)
2. The hours for the service of alcohol will be from 10 AM to 10 PM Sundays through Thursdays and 10 AM to 11 PM Fridays and Saturdays.
3. Music is quiet background music only with no live music of any kind, DJs or amplification.
4. There is no outdoor seating associated with this application.
5. While there will not be any outside events, 3rd party promoters or events with cover fees, any events associated with the retail stores vendors or other occasion will end no later than 10 PM.

Vote: Unanimous, 37 Board Members in favor.

- 4. Iaccas Corp dba Old Fashion Cafe 110 Thompson St 10012 (OP–Restaurant) (Alteration)**
- i. Whereas,** the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application for an Alteration to the existing On-Premises Restaurant license (SN#0340-23-136034, legacy #1348100, exp 3/31/2025) to continue to operate a café and bistro in a residentially only zoned area in the non-conforming basement space of a six (6)-story, residential walk-up building (c. 1900, zoned R7-2) on Thompson Street between Spring and Prince Streets (Block 502/Lot 12), the building falling within NYC’s LPC-designated Sullivan-Thompson Historic District; and
 - ii. Whereas,** the current premises is in a 750 sq. ft. cellar space accessed via a sidewalk stairway, with 10 tables and 31 seats and one (1) stand up bar with four (4) seats, the alteration is to add the adjacent 250 sq. ft. cellar space which is connected on the interior via a hallway of which the Applicant has exclusive use of, the added non-conforming basement space previously operated as a psychic has its own entry doorway via sidewalk stairs which is separated from the existing restaurant entry by the residential building entrance; the added storefront will have approximately 13 tables and 26 seats for a total seated occupancy of 61, there are no TVs, there is a full service kitchen, two (2) bathrooms and two (2) doorways for patron ingress and egress; and
 - iii. Whereas,** the Applicant has been operating since Fall/2022 with stipulated closing hours being 12 AM Sundays through Thursdays and 1 AM Fridays and Saturdays; music will remain quiet background only consisting of music from iPod/CDs; there will be no dancing, DJs, live music, promoted events, scheduled performances or cover fees, velvet ropes or movable barriers, security personnel or doorman; and
 - iv. Whereas,** the Applicant had previously appeared before CB2, Man. in [January/2024](#) for a change in method of operation to close an hour later each night (1 AM Sundays through Thursdays and 2 AM Fridays and Saturdays) at which time the board recommended denial of the application for reasons laid out in the resolution which included complaints from nearby residents, including those that support the restaurant, of noise from patrons leaving and mingling around the stairwell especially at closing, the Applicant choosing not to move forward with the application at the NYSLA; and
 - v. Whereas,** a local neighborhood association reached out to residents on the block and submitted testimony of the same complaints that were voiced in January/2024, those complaints being of patrons congregating, talking loudly and smoking in the entry, especially upon leaving the premises, and were concerned that with the expansion of the premises adding another entryway on the opposite side of the building’s residential doorway, the congregating of patrons and associated smoking and noise would be increased with the Applicant to date not exhibiting the means to control their patrons once they exited the premises, residents did

not have complaints about the interior operation and two residents came to speak in favor of the application; and

- vi. **Whereas**, included in the initial application was sidewalk seating consisting of two (2) tables and four (4) chairs as part of the temporary Open Restaurants program, the premises being below grade and therefore not eligible for the program as it applied to ground floor premises only, this being a residentially-zoned neighborhood with narrow sidewalks where outdoor seating had never previously been permitted, the outdoor seating of nearby eating and drinking establishments already having had negative quality of life impacts for residents, the Applicant agreeing that they would remove outdoor seating from their application and signing stipulations agreeing to the same as part of meeting the public interest, yet the Applicant has been operating in derogation of those stipulations with tables and chairs on the sidewalk above their premises and has constructed an additional roadbed café which they are also operating in derogation of those same stipulations; and
- vii. **Whereas**, the immediate residential neighborhood is currently saturated with licensed premises with **65 active licenses** listed on LAMP within 750 feet of the instant application and 8 pending licenses; the SLA Committee recommending denial of the expansion of the premises on this residential block unless the Applicant agreed to not having outdoor seating in the future where it had never previously been permitted, the agreement made with the community at the time of the initial application in June/2022 in order to meet the requirements for public interest, convenience or advantage was that there would be no outdoor seating, with the only complaints being made by local residents since they opened and continuing now being about patrons behavior outside the premises; as this alteration application was only for expansion of the interior premises and did not have any outdoor seating as part of the instant application, the Committee reconsidered their decision and recommended approval of the alteration application if the Applicant agreed to sign the same stipulations as were originally signed in June/2022, the Applicant to date not agreeing to sign those stipulations, instead asking to have the increase in hours to 1 AM closing Sundays through Thursdays and 2 AM closing Fridays and Saturdays that the board recommended denying in January/2024 and which were not part of the notification to the Community Board for this instant application and therefore not part of the public notice, nor was the discussion of a change in hours brought up at any point during the Committee meeting, the Applicant's Attorney stating the Applicant is fine with all the other stipulations, it being pointed out to the Attorney that the stipulations are the same as what is currently in place and that nothing precludes the Applicant from filing a Change in Method of Operation and returning for the extension of hours; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the Alteration Application for **Iaccas Corp dba Old Fashion Cafe 110 Thompson 10012**; 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 before any Alteration or Change in Method of Operation to the existing On-Premises Liquor License (Lic ID #0340-23-136034, legacy SN #1348100, exp 3/31/2025) is issued to this Applicant; and

THEREFORE, BE IT FURTHER RESOLVED, that if despite CB2, Man.’s objections to this Application, should the NYSLA not find good cause to deny this Alteration Application, CB2 Man. recommends in the alternative that the following stipulations remain on the On-Premises Liquor License for Iaccas Corp dba Old Fashion Cafe 110 Thompson St 10012:

1. Premises will be advertised and operated as café and bistro with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 9 AM to 12 AM Sundays through Thursdays and 9 AM to 1 AM Fridays through Saturdays. No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program / Dining Out NYC.
5. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
6. Will not have televisions.
7. Will not install or have French doors, operable windows or open facades.
8. Will not make changes to the existing façade except to change signage or awning.
9. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
10. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
11. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
12. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/ security personnel.
13. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

Vote: Unanimous, 37 Board Members in favor.

5. **W LLC, dba The Woolly, 390 Broome St. 10013** (OP–Restaurant) (Change in Method of Operation)
- i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing #1 to present an application to the NYS Liquor Authority for a Change in Method of Operation to their existing On-Premises Restaurant License (Lic ID #0340-23-136613, exp 9/30/2025) to operate a full-service, American themed family restaurant on the ground floor of a C6-2G-zoned, six (6)-story mixed-use tenement building (c. 1900) on Broome Street between Mulberry and Centre Streets (Block #481/Lot #35) the building falling within the designated Special Little Italy District; and
 - ii. **Whereas**, the ground floor premises is approximately 2,780 sq. ft. consisting of approximately 1,380 sq. ft. on the ground floor and 1,400 sq. ft. in the basement, the two floors connected by an interior stairway, there will be no patron use of the basement, the basement being for storage and office use only; there are 19 tables with 58 seats and one (1) bar with nine (9) seats for a total of 67 patron seats; the premises has two (2) doors which will serve as patron entrance, and three (3) exits and one (1) bathroom; and
 - iii. **Whereas**, the hours of operation will be from 9 AM to 12 AM Sundays through Saturdays (7 days a week); there are French doors on Broome Street which will close at 10 PM nightly; music will be quiet background only consisting of music from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music); there will be no dancing, DJs, live music, promoted events, scheduled performances or cover fees, velvet ropes or movable barriers and no security personnel; and
 - iv. **Whereas**, there is both sidewalk and roadbed seating operating under the temporary Open Restaurants program, sidewalk café is located immediately adjacent to the storefront leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than four (4) tables and eight (8) patron seats on Broome Street and eight (8) tables and sixteen (16) patron seats on Mulberry Street and roadbed seating not great than 5' deep and not exceeding the business frontage of licensed premises on Mulberry Street only with 11 tables and 22 patron seats; and
 - v. **Whereas**, the Applicant appeared in [November/2022](#) for their original application at which time the board unanimously recommended approval, the Applicant receiving their temporary license in March/2023 and their permanent one in October/2023, the requested Change in Method of Operation is to extend the hours of operation until 2 AM, Sundays through Saturdays, 7 days a week, the premises having been in operation for barely over a year, the Applicants’ original and instant application describe the premises as a family-themed restaurant yet their website advertises it as a “Dining Room and Cocktail Bar”, the concern being that in the extended hours the premises will no longer be a restaurant with a cocktail

bar but will function primarily as a cocktail bar which brings with it the increase in late night noise and other quality of life issues, the kitchen closing at midnight nightly, the Applicants stating they want the later hours to serve customers that arrive at 11:30 for a bite or want a drink after eating elsewhere, the area already being heavily licensed, there being **104 active licensed premises** within 750 feet of the subject premises according to LAMP, in addition to 10 pending licenses, the Applicants understanding the concerns and agreeing to a compromise of closing hours of 12 AM Sundays through Wednesdays and 1 AM Thursdays through Saturdays; 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 Liquor License, with those stipulations as follows:

1. Premises will be advertised and operated as a family restaurant serving American themed food with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 9 AM to 12 AM Sundays through Wednesdays and 9 AM to 1 AM Thursdays through Saturdays. No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Any future sidewalk café and/or roadbed seating will abide by all rules and regulations of the Dining Out NYC program including clear path requirements and that all service will be by wait staff from within the sidewalk café boundaries. All sidewalk and roadbed seating will consist of two-top tables. There will be no roadbed seating on Broome Street.
5. Any future sidewalk café and/or roadbed seating will close no later than 10PM Sundays through Thursdays and 11PM Fridays and Saturdays. All tables and chairs will be secured with no patrons remaining outside at this hour. No exterior music, speakers or TVs..
6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
7. Will not have more than 12 private parties per year.
8. Will not have televisions.
9. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
10. Will close all doors and windows at 10PM every night, allowing only for patron ingress and egress.
11. Will not have patron occupancy/service to any portion of the basement of licensed premises.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.

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

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for Change in Method of Operation to the existing On-Premises Restaurant Liquor License in the name of **W, LLC dba The Woolly, 390 Broome St. 10013**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA On-Premises Liquor License.

Vote: Unanimous, 37 Board Members in favor.

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

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

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on June 4, 2024, the Applicant requested to requested again **to lay over** this application to July/2024 while they continue their internal analysis of the conditions previously presented to them by the committee and affirmed that they will notify Community Board 2 of whether or not they can agree to those conditions prior to any filings with the NYSLA should they proceed in order for the Community Board to properly comment on the application; 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, 37 Board Members in favor.

- 7. 389 Broome LLC dba Goldbar 389 Broome St 10013 (OP–Restaurant) (Change in Method of Operation: increase closing hours to 2 AM, 7 nights a week; Alteration: Dining Out NYC-Sidewalk)**

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on June 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 **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, 37 Board Members in favor.

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

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on June 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 **Likeminded Hospitality LLC dba Roscioli NYC 43 MacDougal St 10012 until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a

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

Vote: Unanimous, 37 Board Members in favor.

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

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on June 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 **United States of Aritzia Inc 560 Broadway 10012 until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 37 Board Members in favor.

10. Baby John Inc 148 Mulberry St 10013 (OP–Bar/Tavern)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on June 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 **Baby John Inc 148 Mulberry St 10013 until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community

be fully heard.

Vote: Unanimous, 37 Board Members in favor.

11. Baby John Inc 191 Grand St 10013 (OP–Bar/Tavern)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on June 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 **Baby John Inc 191 Grand St 10013** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 37 Board Members in favor.

NEW BUSINESS:

12. Hakim Hospitality LLC dba Leon’s, 817 Broadway 10003 (RW–Restaurant)

- i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 in [May/2023](#) to present an application to the NYS Liquor Authority for a new On-Premises Liquor License to operate a neighborhood seafood brasserie focusing on vegetables and Mediterranean cuisine on the ground floor and cellar of a C6-1-zoned, 14-story landmarked commercial building (c. 1898, altered 2018) on the southwest corner of Broadway and West 12th Street (Block #563/Lot #31) at which time Community Board 2 recommended approval of the application; and
- ii. Whereas**, following this month’s committee meetings, the Applicant submitted a 30-day notice for a Restaurant Wine license for the premises, requesting us to waive the 30-day waiting period and appearance, all other elements of the application remaining the same, the NYSLA currently permitting applicants to file for a 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 ground floor premises is approximately 5,200 sq. ft. consisting of 2,500 sq. ft. on the ground floor and 2,700 sq. ft. in the cellar, the two floors connected by an interior stairway with no patron use of the cellar; there will be 24 tables and 87 seats and one (1) bar with 14 seats for a total seated patron occupancy of 101; the premises has one (1) door which will serve as patron ingress and egress, one (1) additional door for emergency exit and waitstaff service to sidewalk café and three (3) patron bathrooms, the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iv. **Whereas**, the hours of operation will be from 8 AM to 12 AM Sundays through Saturdays (7 days a week); music will be quiet background music only; there will be no: dancing, DJs, promoted events, scheduled performances or cover fees, velvet ropes, movable barriers or security personnel; there is sidewalk seating consisting of no more than four (4) tables and 14 patron seats on 12th Street and two (2) tables and six (6) patron seats on Broadway as illustrated in the provided diagram, the outdoor seating closing at 10 PM nightly; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:
 - 1. Premises will be advertised and operated as a neighborhood seafood brasserie focusing on vegetables and Mediterranean cuisine with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 8 AM to 12 AM Sundays through Saturdays, 7 days a week. No patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café with no more than 4 tables and 14 patron seats on 12th Street and 2 tables and 6 patron seats on Broadway as illustrated in the attached diagram and will abide by all rules and regulations of the Dining Out NYC program including clear path requirements and that service by wait staff will be from within the sidewalk café boundaries. Sidewalk café will not have any structures with sides or roof aside from a barrier no higher than 36". There may be umbrellas. No roadbed seating.
 - 5. All outdoor seating will close no later than 10 PM. All tables and chairs will be secured at this hour. No exterior music, speakers or TVs.
 - 6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.

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

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant Wine License in the name of **Hakim Hospitality LLC dba Leon’s, 817 Broadway 10003** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Restaurant Wine License.

Vote: Unanimous, 37 Board Members in favor.

SLA LICENSING 2

- 1. Gen Manhattan Sixth LP 392 Avenue of the Americas 10011 (OP–Restaurant) (*previously unlicensed*)**
 - i. Whereas,** the Applicant’s Manager, Representative who has been with the company for over 20 years and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee to present an application to the NYS Liquor Authority for a new On-Premises Liquor License to operate an “all you can eat” sit down Korean barbecue restaurant in the ground and second floors of a four (4)-story commercial building (ca. 1956, altered 2007) on the Avenue of the Americas between Eighth Street and Waverly Place (Block #453/Lot #7),

the building is individually-landmarked and falls within NYC LPC's designated Greenwich Village Historic District; and

- ii. **Whereas**, the premises is approximately 7,223 sq. ft. with approximately 3,455 sq. ft. on the ground floor and 3,455 sq. ft. on the 2nd floor, the floors being connected by an interior stairway, there is also ADA access via the building elevator located in the lobby; there will be approximately 43 tables with 153 seats, one sushi bar with 10 seats and one (1) bar with ten (10) seats on the ground floor and approximately 47 tables with 187 seats and one (1) bar with 19 seats on the 2nd floor for a total seated patron occupancy for the premises of approximately 379 persons; there are two (2) main doorways serving as patron ingress and egress with an additional door for patron egress and additional emergency egress via access to the building lobby; there are seven (7) patron toilets located within two (2) communal bathrooms, one on each floor; 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 through Saturdays, 7 days a week; music will be recorded background music only; there will be no dancing, DJ's, live music, private events, promoted events or scheduled performances, cover fees, velvet ropes and no televisions; ADA access to the second floor, if needed, is provided via staff accessing the elevator in the building lobby through the rear portion of the restaurant, there will be no other use of the building lobby/elevators; and
- iv. **Whereas**, the premises was previously unlicensed and most recently was occupied by "Grab and Go" and Staples; many of the storefronts on the block have been vacant for awhile, the Applicant having close to 40 outposts of [GEN Korean BBQ House](#) across the country with locations primarily in California, Texas and Nevada, their first New York location opened in January 2023 on East 14th Street; 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 **74 active licensed premises** within 750 feet of the subject premises according to LAMP, in addition to 8 pending licenses, the Applicant having experience running this type of large restaurant, the addition of an all you can eat restaurant with a proven track record and reasonable hours of operation being a welcome addition to the block which has had many vacant storefronts for years; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the "Method of Operation" of the On Premise Restaurant Liquor License, with those stipulations as follows:

1. Premises will be advertised and operated as a full-service “all you can eat” Korean BBQ restaurant 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 through Saturdays, 7 days a week. No patrons will remain after stated closing time.
3. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any outdoor area for commercial purposes including any sidewalk café or roadbed seating.
5. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
6. Will not have televisions.
7. Will not have private parties.
8. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
10. Will not 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. 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.
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 alcohol by the bottle, except for beer and wine products.
15. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances or velvet ropes or barricades.
16. 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 **Gen Manhattan Sixth LP 392 Avenue of the Americas 10011** **unless** the statements presented by the Applicant are accurate and complete and that 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, 37 Board Members in favor.

- 2. Vevamo Partners LLC dba Bar V 10-12 Morton St 10014 (RW–Restaurant)**
- i. Whereas,** the Applicants and Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for a new Restaurant Wine License to operate a neighborhood tapas restaurant on the ground floor of a six (6)-story, tenement-style building (c. 1910) on Morton Street between Bleecker Street and 7th Avenue South (Block #586/Lot #57) the building falling within NYC LPC’s designated Greenwich Village Historic District; and
 - ii. Whereas,** the ground floor storefront premises is approximately 1,350 sq. ft. with 700 sq. ft. on the ground floor connected via an internal staircase to the 650 sq. ft. basement, there is no patron use of the basement; there will be 11 tables and 31 seats and one (1) bar with four (4) seats for a total interior seated occupancy of 35 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) patron bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
 - iii. Whereas,** the hours of operation will be from 2 PM to 11 PM Saturdays through Wednesdays and 2 PM to 12 AM Thursdays through Saturdays there will be no sidewalk café, roadbed or Open Streets dining; music will be quiet background only consisting of music from iPod/CDs/streaming; there will be no dancing, DJs, live music, promoted events, scheduled performances or cover fees, velvet ropes or movable barriers or security; and
 - iv. Whereas,** the premises to be licensed had operated with a Restaurant Wine license since approximately late 2019 as a café and wine bar under the name Hiru, LLC dba Lena (Lic ID # 0240-23-139918), at the time, CB2, Man. unanimously recommended denial of the application ([October/2019](#)) due to concerns from the local neighbors on this quiet residential block of a midnight closing 7 days a week, that applicant unwilling to compromise with the neighbors that were in opposition to the license, there were additional issues regarding an expansion to the rear of the building done in 2009 which enclosed the exterior shaftway and added an a new enclosed stairway to the basement food prep area; while promised at the time, no permits were produced showing authorization of the work and no letter of no objection was provided for the basement area, this expanded area being included in the licensed premises; since 2009, the premises had operated without a liquor license as Bosie Tea Parlor – a bakery, coffee and tea shop with significant noise complaints from neighbors; and
 - v. Whereas,** there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **112 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 20 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, the Applicant has operated a wine bar with a full liquor license in CB2, Man. for the past 15 years without any history of complaints (Puar LLC dba Entwine Lic ID #0340-22-103562, SN # 1211362) and agreed to work with the neighbors

and reduce the hours of operation from Sundays to Wednesdays to 11 PM, the original request being for midnight closing 7 days a week in addition to no outside seating; and

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

1. Premises will be advertised and operated as a full-service neighborhood tapas restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 2 PM to 11 PM Saturdays through Wednesdays and 2 PM to 12 AM Thursdays through Saturdays. No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café, roadbed or Open Streets seating.
5. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
6. Will not have televisions.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
9. Will ensure doorway to the common hallway in basement is an alarmed door to prevent employee access aside from in case of emergency.
10. Will not install any French doors, operable windows or open facades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
15. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
16. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a new Restaurant Wine License in the name of Vevamo Partners LLC dba Bar V 10-12 Morton St 10014, unless the statements presented by the Applicant are accurate

and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA liquor license.

Vote: Unanimous, 37 Board Members in favor.

- 3. Carta Restaurant Services LLC dba Carta Wine Bar 35 Bedford St 10014 (TW–Bar/Tavern) (previously unlicensed)**
 - i. Whereas,** the Applicant and Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for a new Tavern Wine License to operate a Mediterranean inspired establishment serving tapas and wine from global producers in a non-conforming, ground floor storefront located within a six (6) story, tenement style building (ca.1907) on Bedford Street between Carmine and Downing Streets (Block #528/Lot #78), the building falling within the NYC LPC’s designated Greenwich Village Historic District Extension II; and
 - ii. Whereas,** the ground floor storefront premises is roughly 684 sq. ft. with five (5) tables and 12 seats and one (1) bar with 12 seats for a total seated patron occupancy of 24 persons, there is one entrance serving 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 outdoor seating; and
 - iii. Whereas,** the hours of operation will be 4 PM to 10 PM Sundays and Mondays, 4 PM to 11 PM Tuesdays through Thursdays and 4 PM to 12 AM Fridays and Saturdays; there will be quiet background music only consisting of music from iPod/CD’s/streaming services; there is no outdoor seating; there will be no dancing, DJ’s, live music, promoted events or scheduled performances, cover fees and no security/doormen; and
 - iv. Whereas,** the premises to be licensed has previously never been licensed for the service of alcohol and has been a psychic reader’s shop for over 15 years; this being a narrow, quiet, residential block that has lost many of its small dry retail shops that served the residents and brought diversity to the neighborhood and seen them replaced by eating and drinking establishments, one of the principals of the instant application stating that she lives in the immediate area and wants to be a place for the local community to gather, having reasonable hours and no outside seating; and
 - v. Whereas,** there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **76 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 16 pending licenses within this same area, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and

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

1. Premises will be advertised and operated as a Mediterranean-inspired wine bar with less than a full kitchen but will serve food during all hours of operation.
2. The hours of operation will be 4 PM to 10 PM Sundays and Mondays, 4 PM to 11 PM Tuesdays through Thursdays and 4 PM to 12 AM Fridays and Saturdays. No patrons will remain after stated closing time.
3. The premise will not operate as a Sports Bar, Lounge or Tavern or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. Will not have televisions.
6. Will close all doors and windows at all times, allowing only for patron ingress and egress.
7. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
8. Will have not more than 24 private parties per year.
9. Will not have any benches or other seating outside.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed prior to opening.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
16. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

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 **Carta Restaurant Services LLC dba Carta Wine Bar 35 Bedford 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.

Vote: Unanimous, 37 Board Members in favor.

- 4. Sulluluna New York LLC dba Sulluluna 41-43 Carmine Street, New York, New York 10012 (New OP – Restaurant with Ancillary Book Store)**
- i. Whereas,** the Applicants and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Committee to present an application to the NYS Liquor Authority for a new On Premise Liquor License to operate a casual restaurant with ancillary bookstore in a ground floor storefront located within a 5 story residential building (ca. 1874) on Carmine Street between Bedford and Bleecker Streets in Greenwich Village, with this building falling within NYC LPC’s designated Greenwich Village Historic District; and,
 - ii. Whereas,** the storefront proposed to be licensed was previously operated as a vegetarian style restaurant, Blossom on Carmine, albeit operated with an unpermitted, undisclosed basement space used for eating and drinking purposes, the basement use/occupancy not previously disclosed to this Community Board upon Blossom on Carmine’s application in March/2018, there never having been permission provided by the NYC Department of Buildings with the requisite egress for eating/drinking occupancy/use via a staircase in the basement, the Landlord despite trying not being able to obtain the requisite permits for this purpose; and
 - iii. Whereas,** the Applicants and their Attorney coming to the same conclusion as this Community Board regarding the unpermitted use/occupancy of the basement, the Applicant withdrawing use/occupancy of the basement for eating/drinking purposes and agreeing to not use/occupy the ground floor only for this purpose until and unless the proper permits are in place to do so, and returning to this Community Board and the NYSLA via alteration application; and
 - iv. Whereas,** the ground floor interior storefront is roughly 860 sq. ft., with patron use of the basement (430 sq. ft.) for bathroom access only, with the ground floor containing 8 tables with 45 patron seats, one counter/bar with 10 additional seats for a total indoor seated patron occupancy of 55 persons/patrons, there is one (1) patron entry and one (1) patron exit on Carmine Street, and two (2) patron bathrooms in the basement, the store front infill having windows/doors that will remain closed during operating hours with the exception for patron ingress/egress; and
 - v. Whereas,** the hours of operation will be Sunday to Saturday from 8:00 AM to 11:00 PM every day/night, music will be quiet, ambient recorded background only; there will be no DJ’s, no promoted events, or scheduled performances, no cover fees, and no televisions; there will be a sidewalk café with 5 tables and 10 seats, which will close every night by 10:00 PM, and there will be no other exterior service of alcohol to any other outdoor areas; and

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

1. The Applicant will operate a full-service, casual restaurant serving baked goods in the morning to savory soups, cheese and vegan platters in the evening with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be Sunday to Saturday from 8:00 AM to 11:00 PM every day/night.
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 excluding only sidewalk seating closing every night by 10 PM; the Applicant and abide by all rules and regulations of the Dining Out NYC program including clear path requirements and that all service by wait staff will be from within the sidewalk cafe boundaries. No exterior music, speakers or TVs.
5. Will close all doors and windows at all times except for patron ingress/egress.
6. Will play quiet ambient recorded background and live music only. No music will be audible in any adjacent residences at any time.
7. Patron use of basement will be for bathroom access only. There will be no other patron occupancy of the basement or any service to patrons in any portion of the basement of licensed premises.
8. Will not have televisions.
9. Will not have unlimited drink or unlimited food & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
10. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
11. It will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
12. Will not make changes to the existing facade except to change signage or awning.
13. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.

14. Will 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 Sulluluna New York LLC d/b/a Sulluluna 41-43 Carmine Street, New York, New York 10012 unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” in order to create public interest for the issuance of the On-Premises Liquor License.

Vote: Unanimous, 37 Board Members in favor.

5. Dahla Exclusive Inc 202 West 14th St 10011 (OP–Restaurant)

- i. Whereas,** the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee to present an application to the NYS Liquor Authority for a new On-Premises Liquor License to operate an upscale Thai restaurant in the basement and cellar of a five (5)-story, tenement-style building (ca. 1910) on the West 14th Street between 7th and 8th Avenues (Block #618/Lot #31); and
- ii. Whereas,** the premises is approximately 4,077 sq. ft. with approximately 2,355 sq. ft. in the basement connected by an interior stairway to 1,722 sq. ft. in the cellar, the cellar being used for storage only with no patron occupancy of the cellar; there will be approximately 20 tables with 60 seats and one (1) bar with six (6) seats for a total seated patron occupancy of 66 seats; the premises has one (1) door which will serve as patron ingress and egress and two (2) 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; there is a Certificate of Occupancy indicating a restaurant in the basement and storage in the cellar; and
- iii. Whereas,** the hours of operation will be 12 PM to 12 AM Sundays through Wednesdays, 12 AM to 1 AM Thursdays and 12 PM to 2 AM Fridays and Saturdays; music will be recorded background music only from iPods/CDs/streaming services; there will be no dancing, DJ’s, live music, promoted events or scheduled performances, cover fees, velvet rope, security personnel or doormen and no televisions; and
- iv. Whereas,** the premises had been most recently licensed under the name of Saigon Market LLC (Lic ID # 0340-23-128795, SN # 1346210, exp. 3/31/2025) from approximately 2021, it being unclear if the licensee actually opened at the location, prior to that the premises was licensed under the name of Knoel Group Inc. dba Zusik (Lic ID #0340-19-111555 / SN #1314651.0), both licensees following the same method of operation; and

- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the On-Premises Restaurant Liquor License, with those stipulations as follows:
1. Premises will be advertised and operated as a full-service Thai restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 12 PM to 12 AM Sundays through Wednesdays, 12 AM to 1 AM Thursdays and 12 PM to 2 AM Fridays and Saturdays. 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 other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 6. Will not have televisions.
 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 9. Will not make changes to the existing façade except to change signage or awning.
 10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 13. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
 14. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest and public convenience would be served by the granting of a liquor license at this location where there already are a significant number of licensed establishments in Community Board 2 and in the immediate area, there being **43 active licensed premises** within 750 feet of the subject premises according to LAMP, in addition to 7 pending licenses, the hours of operation being reasonable, the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premises Restaurant Liquor License to **Dahla Exclusive Inc 202**

West 14th St 10011 unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant 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, 37 Board Members in favor.

- 6. Sushi by Bou West Village LLC, d/b/a t/b/a 107 Greenwich Avenue New York, New York 10014** (New TW–Sushi Restaurant, OP Tavern–Sushi Restaurant) (*previously unlicensed location*)
 - i. Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application to the NYS Liquor Authority for a new On Premise Liquor License to operate an omakase style restaurant with bar like atmosphere in a partially below street level space in a four-story residential townhouse building (circa. 1842) on Greenwich Avenue between West 12th and Jane Streets in Greenwich Village, with this building falling within NYC LPC’s designated Greenwich Village Historic District; and,
 - ii. Whereas**, the partially below grade premises proposed to be licensed was previously operated for many years as the Abington Square Veterinary Clinic, with the location having never previously been operated for eating/drinking purposes or licensed for the service of alcohol/spirits, the current certificate of occupancy allowing for a veterinary doctor’s office with no provision for boarding of animals, with the premises proposed to be licensed sharing an entrance and hallway with the residential tenants within the same building, the entrance to the premises also not being handicapped accessible; and,
 - iii. Whereas**, the premise proposed to be licensed is small, roughly 240 sq. ft. on the subterranean ground floor, with interior stairs leading to 540 sq. ft. cellar, with eating/drinking planned on both floors, the ground floor having one long bar with 15 patron seats, with additional lounge type seating in the front and 17 patron counter seats both on this floor and basement, the basement having no exterior windows but also containing a pool table with small kitchen; the premises having one shared entrance with the residents of the building, the entrance on Greenwich Avenue serving as patron ingress and egress, with two (2) bathrooms; and
 - iv. Whereas**, the proposed hours of operation are from 5:00 PM to 12:00 AM Sunday through Thursday, and from 5:00 PM to 1:00 AM Fridays and Saturdays, music for the interior is stated to be background only without dancing, DJs, live music, promoted events, no scheduled performances or cover fees; and
 - v. Whereas**, the Applicant already operates other similar restaurants in New York and New Jersey, the method of operation being one of promoting price-fixed omakase dining in a

speakeasy, bar-like atmosphere/experience with themed music, cocktails and special events, the Applicant acknowledging the use of a Sonos speaker system with subwoofers, the Applicant not incorporating soundproofing to the space, or knowledgeable with or performing outreach to those residents living immediately above and adjacent to the previously unlicensed location; and

- vi. **Whereas**, this application being subject to the 500 foot rule requiring the Applicant to demonstrate how public service and public convenience would be served by the granting of a liquor license at this location, the method of operation proposed is one that promotes the consumption of late night drinking with spirits, the location having never been previously licensed for the service of alcohol, the immediate area already containing 61 active liquor licenses and 7 pending licenses within 750 feet of the location proposed to be licensed according to LAMP, the current Certificate of Occupancy not allowing for eating and drinking, the transformation from veterinary office with hours of operation no later than 6:00 PM to an establishment with a focus on consuming alcohol in a bar-like atmosphere until 12:00 AM and 1:00 AM being significant, with this location sharing its patron entrance and hallway with the other residential tenants of the building, the subterranean location not being consistent with a full service restaurant but rather one designed for a focus on drinking alcohol and spirits, this particular area and immediate block on both sides already being greatly saturated with liquor licenses and late night establishments, the Applicant not satisfying the public interest standard as it relates specifically to this particular location; and

THEREFORE, BE IT RESOLVED that CB2, Manhattan recommends denial of the new on premise liquor license application for **Sushi by Bou West Village LLC, dba TBD 107 Greenwich Avenue New York, New York 10014**; and

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 SLA; and

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

Vote: Unanimous, 37 Board Members in favor.

7. Sabor Argentino Corp dba Sabor Argentino 57 7th Ave S 10014 (RW–Restaurant, Lic ID # 0240-23-140209, exp. 6/30/2025) (Corporate Change)

- i. **Whereas**, neither the Applicant nor their representative appeared before Community Board 2, Manhattan's SLA Committee but prior to the meeting did provide the requested documents

for a Corporate Change application to the NYS Liquor Authority for their licensed premises; and

- ii. **Whereas**, the storefront location to be licensed is approximately 700 sq. ft., and has five (5) tables with 14 seats and one (1) stand-up bar with three (3) seats, for a total of 17 seats; the Applicant has a LNO from NYC Department of Buildings for this use; and
- iii. **Whereas**, there will be no change in method of operation – the hours of operation are from 11 AM to 12 AM, Sunday to Saturday, seven days a week; all doors and windows face Seventh Avenue South and will be closed by 11PM every evening, music is background music only and will not audible outside the premises; and, that there would be no televisions; and
- iv. **Whereas**, the Corporate Change is to remove the two existing principals which combined hold 100% interest in the Corporation and replace them with one new principal holding 100% interest in the Corporation; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the Restaurant Wine License, with those stipulations as follows:
 - 1. The Applicant will operate a full-service, family friendly Argentinian restaurant with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be Sunday to Saturday from 11 AM to 12 AM.
 - 3. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 - 5. Any future sidewalk café seating will close no later than 11 PM and abide by all rules and regulations of the Dining Out NYC program including clear path requirements and that all service will be by wait staff from within the sidewalk café boundaries. No exterior music, speakers or TVs.
 - 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. Will close all doors and windows at 11 PM every night, allowing only for patron ingress and egress.
 - 9. Will not make changes to the existing facade except to change signage or awning.
 - 10. Will not have unlimited drink or unlimited food & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
 - 11. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.

12. It will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
13. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
14. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
15. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premises Liquor License to **Sabor Argentino Corp dba Sabor Argentino 57 7th Ave S 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the Restaurant Wine License.

Vote: Unanimous, 37 Board Members in favor.

- 8. Two Guys and a Fish Tank, LLC dba Cecchi’s, 105 W. 13thSt. 10011** (OP – Restaurant) (Alteration: Dining Out NYC – Sidewalk) (Lic ID # **0340-23-130315**, exp. 5/31/2025)
 - i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee in [July/2021](#) to present an application to the NYS Liquor Authority for an On-Premises Liquor License for a neighborhood restaurant located in the ground floor of a C6-2, R6-zoned, sixteen (16)-story mixed-use building (c. 1961) on West 13th Street between Sixth and Seventh Avenues (Block #609 / Lot #47); and
 - ii. Whereas**, the interior ground floor premises is approximately 4,138 sq. ft. with approximately 3,300 sq. ft. on the ground floor and approximately 1,135 sq. ft. in the basement, the basement being access by an interior staircase; there will be 28 tables with 104 seats and one (1) stand up bar with twelve (12) seats, for a total patron occupancy of 117 seats; all service and patron areas will be on the ground floor; there is one (1) entryway and two (2) exits and three (3) patron bathrooms; and
 - iii. Whereas**, the agreed to hours of operation are 11 AM to 12 AM Sundays, 11:30 AM to 12 AM Mondays through Thursdays, 11:30 AM to 2 AM Fridays and 11 AM to 2 AM Saturdays; music will be quiet background only consisting of music from iPod/CD’s, no music will be audible in any adjacent residences at any; all doors and windows will be closed at all times; there will be no dancing, no DJs, no live music, no scheduled performances, no

cover fees or promoted events, no velvet ropes or metal barricades, no security personnel/door staff; and

- iv. **Whereas**, the instant application is an Alteration to add sidewalk seating to their On-Premises Liquor License (Lic ID # **0340-23-130315**, exp. 5/31/2025), the Applicant being asked to submit the Sidewalk Café Site Plan Form that would be submitted to DOT for their Dining Out NYC application, the Applicant submitting the completed form which included an architecturally drawn diagram of the proposed seating with all obstructions and other related elements accounted for that exist both in front of and to the sides of the licensed premises, the drawing including measurements of all clear path areas; additionally the Applicant provided a completed questionnaire, menu and Place of Assembly Certificate; and
- v. **Whereas**, there was a misunderstanding and the Applicant failed to appear at the CB2 SLA Committee meeting; as all documents were thorough and complete and had been provided prior to the meeting, the Committee voted to recommend approval of the application and waive appearance provided the Applicant would agree to close the outdoor seating at 10 PM nightly (the location being in a residential area and not located on an Avenue) and that there were no other changes to the previously agreed upon stipulations; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the On-Premises Restaurant Liquor License, with those stipulations as follows:
 - 1. Will operate a full service restaurant, specifically a classic West Village neighborhood restaurant and cocktail bar with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation are 11 AM to 12 AM Sundays, 11:30 AM to 12 AM Mondays through Thursdays, 11:30 AM to 2 AM Fridays and 11 AM to 2 AM 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 consisting of not more than five (5) tables and ten (10) seats will close no later than 10 PM and abide by all rules and regulations of the Dining Out NYC program including clear path requirements and that all service will be by wait staff from within the sidewalk café boundaries. No exterior music, speakers or TVs.
 - 5. No roadbed seating.
 - 6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences anytime.
 - 7. Will have no more than one (1) television no larger than 60". There will be no projectors and TV will operate in “closed caption” mode only (without sound).
 - 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 - 9. Will not install or have French doors, operable windows or open façades.
 - 10. Will 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, Manhattan prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the Alteration application to the On Premise Restaurant Liquor License to **Two Guys and a Fish Tank, LLC dba Cecchi’s, 105 W. 13th St. 10011** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous, 37 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. **4 Charles Street Restaurant LLC dba 4 Charles Prime Rib 4 Charles St 10014** (OP–Restaurant) (Alteration to add adjacent space)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on June 6, 2024, the Applicant requested **to lay over** this application to July/2024 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **4 Charles Street Restaurant LLC dba 4 Charles Prime Rib 4 Charles St 10014** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 37 Board Members in favor.

10. Ruby’s West Village LLC dba Little Ruby's Cafe 225 West 4th St 10014 (OP–Restaurant)
(Alteration: Dining Out NYC–sidewalk)

Whereas, during this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on June 6, 2024, the Applicant requested **to lay over** this application to July/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 Ruby’s West Village LLC dba Little Ruby's Cafe 225 West 4th 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, 37 Board Members in favor.

11. Grey Dog Carmine Inc dba The Grey Dog 49 Carmine St 10014 (OP–Restaurant)
(Alteration: convert service bar to customer bar with 8 seats)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on June 6, 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 **Grey Dog Carmine Inc dba The Grey Dog 49 Carmine St 10014** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 37 Board Members in favor.

12. Air Mail 546 Hudson Street LLC dba Air Mail 546 Hudson 10014 (TW–Bar/Tavern)

Whereas, during this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on June 6, 2024, the Applicant requested **to lay over** this application to July/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 **Air Mail 546 Hudson Street LLC dba Air Mail 546 Hudson 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, 37 Board Members in favor.

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

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on June 6, 2024, the Applicant requested **to lay over** this application to July/2024 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Christopher Street Hospitality LLC 115 Christopher St. 10014 until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 37 Board Members in favor.

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

Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on June 6, 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 **Store3 Pizza NYC LLC dba Zazzy's Pizza 201 W. 11th St. 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 37 Board Members in favor.

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

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on June 6, 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 **Pyramid Effect LLC dba Fellini 176 Seventh Ave South 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 37 Board Members in favor.

16. Lume West Village LLC dba Lume West Village 259 West 4th St 10014 (OP–Restaurant)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on June 6, 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 **Lume West Village LLC dba Lume West Village 259 West 4th 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, 37 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 June 6, 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 **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, 37 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 June 6, 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 **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, 37 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 June 6, 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 **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, 37 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 June 6, 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 **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, 37 Board Members in favor.

21. Spunto, Inc 65 Carmine St 10014 (OP–Restaurant) (Expansion into Municipal Property)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on June 6, 2024, the Applicant requested **to lay over** this application to July/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 **Spunto, Inc 65 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, 37 Board Members in favor.

22. 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 June 6, 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 **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, 37 Board Members in favor.

23. 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 June 6, 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 **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, 37 Board Members in favor.

**STREET ACTIVITIES AND RESILIENCE (formerly Quality of Life)
Street Activity Applications**

1. *6.15-6.25.24 Veuve Clicquot – Emotions of the Sun at 216 Lafayette St. (Sponsor: Gradient), Lafayette St. bet. Broome & Spring Sts. [curb lane only-W]

Whereas, the applicant, representing champagne brand Veuve Clicquot, is sponsoring a photography-related pop-up at 216 Lafayette which will run from June 17th – June 23rd; and

Whereas, as part of this pop-up activation, the applicant seeks a curb lane / partial sidewalk closure in order to place ropes and stanchions on the sidewalk in order to facilitate line management; and

Whereas, the pop-up will be “live” and open to the public from 11 AM – 7 PM on June 17th – June 23rd with two days of set-up on June 15th and 16th, and a private party inside the pop-up from 7-10 PM on June 17th; and

Whereas, the applicant agreed to load-in hours of 8 AM – 6 PM with no scissor lift operations until 9 AM, as well as to comply with all outdoor dining regulations with regard to any outdoor tables and chairs; and

Whereas, the applicant will hire sanitation and security staff to be on site throughout the duration of the event; and

Whereas, this location has been the source recently of a number of different pop-ups which have generated disturbances and negative impacts on the neighborhood; and

Whereas, a number of members of the public testified as to the continuing issues that have arisen with pop-ups and related events at this location; and

Whereas, while this activation was initially submitted as a “production event”, which entails a limited review timeline and does not typically allow the opportunity for full board comment ahead of the event; and

Whereas, events that have a direct impact on pedestrian flow on the sidewalk should in the future be submitted as street events, not production events; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval of Veuve Clicquot – Emotions of the Sun at 216 Lafayette St. (Sponsor: Gradient), provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements and **further provided that** the applicant change its SAPO application to reflect the event as a sidewalk closure rather than a production event.

Vote: Unanimous, 38 Board Members in favor.

2. *7.4.24 MDMA Plaza Hold (Sponsor: Meatpacking District Management Association), 13th/14th Sts./Gansevoort Pedestrian Plaza [full]

Whereas, the applicant, the Meatpacking District Management Association, is seeking a plaza “hold” on the Fourth of July in conjunction with programming slated to occur on that date; and

Whereas, the main purpose of said activation is to enable MDMA to prevent the plaza from being “claimed” by a separate organization looking to hold an activation on what is typically a hectic and congested day in the Meatpacking District, especially with the fireworks display planned to be held along the Hudson River; and

Whereas, the applicant is planning a “chill” program throughout the day with DJ music, charcoal grills, and a temporary SLA permit for alcohol service from 2 – 6 PM; and

Whereas, a full sanitation crew will be on site for cleanup after the activation; and

Whereas, all elements will be loaded in and out by hand with no detailed build or take-down required; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval of MDMA Plaza Hold (Sponsor: Meatpacking District Management Association), provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Passed, 37 Board Members in favor, 1 recusal (D. Raftery).

3. *7.26.24 – Figs Event (Sponsor: Marty Barnes, Inc.), 5th Ave. bet. Washington Sq. No. & E. 8th St.) [curb lane only-W.]

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

Whereas, this applicant has failed to appear at CB2’s SAR committee for multiple past applications and has had past SAPO violations; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial of Figs Event (Sponsor: Marty Barnes, Inc.).**

Vote: Unanimous, 38 Board Members in favor.

4. *7.26-7.27.24 – Bumble & Bumble Glass Truck (Sponsor: Firefly), Broadway bet. Prince & Spring Sts. – in front of Sephora [curb lane only-No.]

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

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Bumble & Bumble Glass Truck (Sponsor: Firefly)**.

Vote: Unanimous, 38 Board Members in favor.

FYI / Renewals

5. **6.21.24 – Whitney Pride Night (Sponsor: Meatpacking District Management Association), Gansevoort St. bet. Washington St. & 10th Ave. [full street closure]**
6. **6.22.24 – Whitney Museum Event (Sponsor: Meatpacking District Management Association), Gansevoort St. bet. Washington St. & 10th Ave. [full street closure]**
7. **6.23.24 – The Mobile Units Comedy of Errors (Sponsor: Village Alliance), Astor Pl. Plaza (So.) [full]**
8. **7.27.24 – OCM Street Fair (Sponsor: Overseas Chinese Mission), Hester St. bet. Elizabeth & Mott Sts. [full street closure]**
9. **8.29.24 – The New School 27th Annual Block Party (Sponsor: The New School University), W. 12th St. bet. 5th & 6th Aves. [full street closure]**
10. **8.30.24 – CAS Block Party (Sponsor: NYU College of Arts & Science), Greene St. bet. Washington Pl. & W. 4th Sts. [full sidewalk & street closure-both sides]**
11. **9.7.24 – 8th Street Block Party (Sponsor: Village Alliance), W. 8th St. bet. 5th & 6th Ave.**
12. **9.8.24 – Astor Place Fall Fair (Sponsor: Village Visiting Neighbors), Astor Pl. bet. Broadway & Lafayette St. [full street closure]**
13. **9.21.24 – Bleeker Street Fair (Sponsor: Village Center for Care), Bleeker St. bet. 7th Ave. So. & 8th Ave. [full street closure]**
14. **10.5.24 – 4th Avenue Fall Fair (Sponsor: Avenues for Justice), 4th Ave. bet. E. 8th & E. 14th Sts. [full street closure]**
15. **11.9.24 – Astor Place Fair (Sponsor: Ninth Precinct Community Council), Astor Pl. bet. Broadway & Lafayette St. [full street closure]**

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

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

Vote: Unanimous, 38 Board Members in favor.

16. 11.9.24 – Village Fall Fair (Sponsor: Basilica of St Patrick’s Old Cathedral), Broadway bet. E. 8th & E. 14th Sts. [full street closure]

17. 8.31.24 – Broadway Village Fair C.O.R.E. (Sponsor: Congress of Racial Equality), Broadway bet. E. 14th St. & Waverly Pl. [full street closure]

Whereas, CB2 wishes to have the opportunity to hear more about these events from the applicants; now

Therefore Be It Resolved that CB2 Manhattan recommends that these renewal applications be **laid over** to a future meeting.

Vote: Unanimous, 38 Board Members in favor.

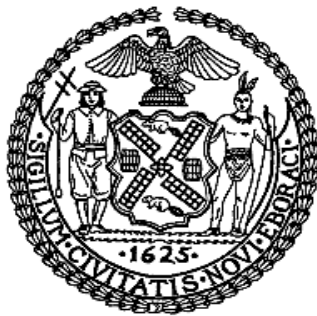
Respectfully submitted,

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

EXECUTIVE COMMITTEE

Copy of letter onto which The Full Board voted to sign attached.

Vote: Passed, with 26 in favor, 6 opposed (C. Booth, K. Bordonaro, R. Caccappolo, S. FitzGerald, L. Rakoff, E. Yoo), 4 abstentions (V. De La Rosa, D. Gruber, D. Raftery, Dr. S. Smith), and 0 recusals.



Manhattan Community Boards Two, Four, Five and Six

June 21, 2024

The Honorable Kathy Hochul
Governor of New York State
NYS State Capitol Building
Albany, NY 12224

MTA Board
MTA Board Room, 2 Broadway, 20th Floor
New York, NY 10004

Members: Andrew Albert, Jamey Barbas, Gerard Bringmann, Norman E. Brown, Samuel Chu, Michael Fleischer, Daniel Garodnick, Randolph Glucksman, Marc Herbst, David R. Jones, Meera Joshi, Blanca P. López, M.S., David S. Mack, Haeda B. Mihaltses, John-Ross Rizzo, John Samuelson, Lisa Sorin, Vincent Tessitore, Jr., Midori Valdivia, Neal Zuckerman.

Dear Hon. Governor Hochul and Members of the MTA Board of Directors:

We, the undersigned Community Boards that make up Manhattan's Central Business District ("CBD"), are writing in response to Governor Hochul's abrupt and unilateral decision to indefinitely suspend the implementation of the CBD Tolling program ("Congestion Pricing"), originally scheduled for June 30.

The stakes could not be higher: 900,000 vehicles enter the CBD daily, resulting in heavy congestion that contributes to higher levels of air and noise pollution, adversely affects public health, increases emergency response times, diminishes overall quality of life for residents and car and bus commuters, and incurs hundreds of millions in productivity losses annually (*see Exhibit A*).

NYC's transit infrastructure is in dire need of modernization and expansion, yet faces significant funding shortfalls. To meet transit needs, temporary state funds and piecemeal financial measures are unreliable and insufficient, often subject to political fluctuations and economic constraints. Without a

dedicated revenue source, the MTA struggles to maintain existing infrastructure and fund necessary improvements, leading to potential service cuts, fare increases, and further deterioration of the transit system. The [vast majority](#) of workers commuting to the CBD rely upon public transit.

Congestion Pricing is the culmination of decades of planning and legislative action dedicated to reducing the severe traffic congestion in Manhattan's CBD, improving air quality, reducing GHG emissions, and securing a critical source of funding for the MTA. Previous experience with projects that have been put on hold (e.g., Access to the Region's Core) illustrate that such delays greatly exacerbate the deteriorated conditions meant to be addressed - and that when those projects are eventually resumed, they're faced with much heavier damage and exorbitantly higher costs.

Furthermore, **the CBD Tolling Program is New York State law** – a unilateral “pause” with no plan for its implementation or how to address the financial hole resulting from this decision is poor governance, undermines the rule of law, and diminishes the citizenry’s confidence in the State and MTA’s ability to manage critical infrastructure projects and serve as reliable stewards of public funds.

Post-implementation, we fully expect that Congestion Pricing’s performance will be closely monitored and the program refined to address any deficiencies or inequities that arise, such as potential impacts on communities. However, after years of planning, hundreds of millions in investments, and commitments made to the vast majority of New Yorkers, commuters, and visitors who will benefit from this program, **the decision to indefinitely suspend the program is unconscionable, and must be immediately reversed**.

Towards that end, **we emphatically:**

1. **Urge Governor Hochul to adhere to existing state law and rescind her recent decision** to direct the MTA to indefinitely cease the implementation of Congestion Pricing and instead let it proceed;
2. **Call upon the MTA Board and NYS DOT Commissioner to exercise their independence and adhere to their fiduciary duty** to ensure the long-term financial stability and improvement of New York City’s transit system **by voting for and/or ensuring implementation of Congestion Pricing without delay;**
3. **Implore local, state, and federal officials to**
 - **Work toward the immediate implementation of Congestion Pricing;** and
 - **Oppose any alternative plan cobbled together haphazardly** to make up the budget shortfall in an unsustainable way.

Proposed alternatives - if any - must encompass not only the transit infrastructure funding component, but also all the permanent and far reaching benefits of Congestion Pricing (e.g., improved traffic flow, better air quality and health, decrease in GHG emissions, more equitable transit, increased street safety).

Sincerely,



Susan Kent,
Chair, Manhattan Community Board Two



Jessica Chait
Chair, Manhattan Community Board Four¹



Samir Lavingia
Chair, Manhattan Community Board Five



Sandra McKee
Chair, Manhattan Community Board Six

Cc: NYS DOT Commissioner Marie Therese Dominguez
State Senate Majority Leader Andrea Stewart-Cousins
State Senators Brad Hoylman-Sigal, Liz Krueger, Kristen Gonzalez, Brian Kavanagh, Cordell
Cleare, Jose Serrano, and Robert Jackson
State Assembly Speaker Carl E. Heastie
Assembly Members Tony Simone, Alex Bores, Linda Rosenthal, Harvey Epstein, Deborah
Glick, Grace Lee, Charles Fall, Rebecca Seawright, Edward Gibbs, Daniel O'Donnell, Inez
Dickens, Al Taylor, and Manny De Los Santos
Secretary Pete Buttigieg, U.S. Department of Transportation
New York City Mayor Eric Adams
Manhattan Borough President Mark Levine
New York City Council Speaker Adrienne Adams
City Council Members

¹ Manhattan Community Board 4's approval of this letter is subject to ratification at its July 24th Full Board Meeting