

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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CB2 EXECUTIVE COMMITTEE MINUTES of AUGUST 20, 2024 MEETING

The Executive Committee of Manhattan Community Board 2 convened on Tuesday, August 20, 2024, in the conference room of the CB2 District Office, and via the Zoom videoconference platform. The meeting was called to order at 6:35pm by Chair Susan Kent after the Assistant Secretary confirmed the quorum.

Attendance:

- **Executive Committee members present in person - 7:** Will Benesh, Valerie De La Rosa, Mar Fitzgerald, Susan Kent, Patricia Laraia, Brian Pape, Antony Wong
- **Executive members present on Zoom and Counting for Quorum - 3:** Donna Raftery, Chenault Spence, Eugene Yoo
- **Executive members present but not Counting Toward Quorum - 4:** Carter Booth (nv), David Gruber (nv), Jeannine Kiely, Shirley Secunda
- **Executive Members Absent with Notice- 4:** Susanna Aaron, Katy Bordonaro, Rich Caccappolo, Emma Smith
- **Non-Committee Board Members present, on Zoom- 2:** Dr. S. Smith, M. Metzger
- **Members of the public present, on Zoom: 2:** Pete Davies, Darlene Lutz
- **Staff members present - 1:** Mark Diller, District Manager

The following matters were discussed.

1. Approval of Minutes: the amended minutes of the June 18, 2024, and the minutes of the July 16, 2024 meetings of the Executive Committee were adopted.
2. Chair's Report by Susan Kent
 - a. All newly appointed members of the Board have been assigned to Committees and the respective Committee rosters have been updated on our website.
 - b. As of September 1, Eugene Yoo will be the sole chair of Land Use Committee, with Katy Bordonaro as vice-chair.
 - c. Committee chairs are asked to confirm whether they expect a quorum prior to their meetings. Committee chairs are reminded that, for Committees whose agendas are not based on referral of applications from City or State Agencies, agendas are due the day before the date of the first eblast in which the following month's calendar is published.
 - d. See the Personnel Committee report below.

3. District Manager's Report by Mark Diller
 - a. Holiday party plans are progressing, with updates coming soon. Save the date of Monday, December 9th.
 - b. The Full Board meetings in September and October will be held at the Little Red Schoolhouse and 75 Morton Street respectively.
 - c. The Office of Management and Budget will be convening Budget Consultations with City Agencies in September relating to the FY 2026 Budget. The Google Drive includes the responses received to CB2's Budget Priorities from last year (relating to the FY 2025 Budget) to help committees set new priorities and statements. The Google Drive also includes materials to assist Committees formulate their Budget Priorities and craft their section of the District Needs Statement.
 - d. CB2 is again promoting the use of the survey for public comment on the FY 2026 Budget and priorities. Since public safety relating to certain locations in the CB2 District has been a frequent topic of comment at NYPD Precinct Community Council meetings and at District Service Cabinet, the survey may generate public comment that will help inform the DNS and Budget Priorities.
 - e. The use of Air Table as the database for searching and retrieving resolutions and other materials is moving forward.
4. Review of Draft Future Calendars: (Calendars included in package)
 - a. Outdoor Dining Working Group may need to additional meeting dates in the coming months to address the anticipated surge in applications referred for comment. The dates for the additional meetings will depend on the timing of referrals of applications from DoT and the deadlines for receipt of CB2's reviews and reports.
 - b. Landmarks Committee needs a second meeting in September in a larger venue than the CB2 Conference Room in anticipation of a discussion relating to the Dapolito Center.
 - c. The expected date for publishing via eblast the October calendar of Committee meetings and agendas was moved to Friday, September 27th.
 - d. Other calendar change requests should be submitted to the office asap.
5. Standing Committee Reports and Resolutions for Vote:
 - a. Landmarks – C. Spence reported one non-quorum meeting with 2 resolutions. Vote: unanimous approval, no exceptions.
 - b. Street Activities & Resiliency – W. Benesh reported on a very long meeting that produced resolutions on applications #1-25 and additional resolutions #26-27 for renewals. Vote: unanimous approval, except Raftery recused on items 14-17 (as voting member of MPBID).
 - c. SLA-1 & -2 – D. Raftery reported on a joint meeting of SLA 1&2 with resolutions on applications #1-21 (including layovers and withdrawals). Items #3 and 6 were amended to correct the quoted times of operation. Vote: unanimous approval, no exceptions.
 - d. Outdoor Dining Working Group - V. De La Rosa reported 3 resolutions. Vote: unanimous approval, no exceptions.
6. Standing Committee and Working Group Reports Without Resolutions:
 - a. Arts & Culture WG– No report.
 - b. Cannabis Licensing – M. Fitzgerald; The Committee met to consider a single application, which withdrew during the meeting and will re-submit.

- c. Human Services – S. Aaron via S. Kent – a written report of the July meeting with the Special Narcotics Prosecutor is included in the Board Package for this meeting.
- d. Land Use & Housing – E. Yoo – No report.
- e. Parks & Waterfront - R. Caccappolo – No report.
- f. Schools & Education – P. Laraia reported.
- g. Traffic & Transportation – S. Secunda reported about bus routes on West Street, and studies started for traffic at Greenwich Avenue, 7th Avenue South, and Christopher Street intersections. Resolutions on these matters are not time-sensitive and will be presented at Full Board on September 19th.

7. Personnel Committee

- a. S. Kent reported that Francine Lang will be unavailable for 2-3 months starting in September, and the office is interviewing for a replacement temporary staff person
- b. M. Diller will be on vacation Oct. 2-16.

8. New Business

- a. V. De La Rosa will be sharing information in a newsletter about the Hudson Square NY Forward(.com) \$4.5M grant for improvements in the area; the group is meeting 8/21/24. Deadline for submissions is 9/6/24.
- b. The Lenox Health GV Conference Room might be available for the second Landmarks meeting on September 30th.
- c. Birthday congratulations given to stalwart citizen Pete Davies.

9. ADJOURNMENT

- a. Motion to adjourn was made, seconded and passed by acclamation at 7:48pm.

Respectfully submitted,

Brian Pape
Assistant Secretary

LANDMARKS & PUBLIC AESTHETICS

1. *122 Washington Pl. – Application is to install stoop gate at front of property and repaint the front door in a darker color.

Whereas:

- A. There are well documented security concerns in the busy block; and
- B. The applicant provided ample examples of similar gates in the district that had been approved by the Commission, including a house immediately next door; and
- C. The gate design is modeled on the existing areaway fence and incorporates an automatic closure; now

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

Vote: Unanimous, with 13 Executive Committee members in favor.

2. *803 Greenwich St. – Application is to reconfigure the front façade ground floor piers brownstone stucco with a central garage entrance flanked by two doorways, install one over one windows, restore the lintels, paint the doors, windows and cornice black, install large windows at the rear facade ground and second floors, install a balcony at the second floor, paint the ground and second floor black, install a paved garden and platers.

Note: The applicant represented that the Commission staff had approved several items in the application, including items that would routinely be subject to a public hearing. The description and comments on certain of these items is marked with an *. It is requested that the staff and/or the commissioners review these items and consider modification of the approval in consideration of the recommendations.

Whereas:

- A. The building was constructed as a row house in 1858 and later converted to a commercial premises with a garage opening and was later modified to the present condition; and
- B. The application proposes a modern interpretation of the initial commercial configuration; and
- C. The piers have been covered with stucco which is degraded and the applicant represented, without photographs, that removal would cause harm to the brick; and
- D. The proposal is to cover the piers with stucco in a brownstone color of which there are numerous examples in the district; and
- E. The first and second floors of the rear will have full width window walls of a contemporary design similar to many in the district that have been approved by the commission; and

F. There is a full width balcony with simple black metal railing at the rear facade second floor that it similar to those approved by the Commission in similar buildings in the district; and

*G. The front facade ground floor configuration follows the drawings of the original commercial conversion with a bland, modern design without historic reference to the building or the district; and

*H. There is a two-story structural frame with a black fiber cement material attached to the first and second floors of the rear facade made necessary by the installation of full width windows which is starkly modern and completely without historic reference and was represented by the applicant as an intended modern addition; and

*I. The frame would be acceptable were it to be in a light color similar to the paint approved for the upper stories to minimize its non-contextual design; and

J. There was public testimony opposed, in particular, to the rear screen treatment; now

Therefore be it resolved that CB, Man. recommends:

A. Approval of the stucco finishing of the piers at the first-floor front facade; and

B. Approval of the rear facade first and second floor windows and the balcony; and

*C. Denial of of the modern interpretation of the from facade first floor commercial configuration; and

*D. Denial of the black color of the rear facade structural screen and that it be in a color with historic reference similar to the painted brick at the upper stories.

Vote: Unanimous, with 13 Executive Committee members in favor.

OUTDOOR DINING

1. Application to DOT for a Sidewalk Cafe:

Ruby's West Village LLC dba Little Ruby's Cafe, 225 West 4th Street, 10014 with (Dining Out NYC – Sidewalk Cafe)

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

- This establishment is located at the intersection of 7th Avenue and West 4th Street in the West Village; and
- The proposed site plan (dated August 20, 2024) indicates there are two areas on the plan where sidewalk seating will be located: in the apex (the corner of 7th Avenue and West 4th Street) and along 7th Avenue, south of 10th Street; and

- The proposed site plan indicates seating below grade near the staff access door on 7th Avenue, which is within the Applicant’s property line. This seating is not part of the licensed area for the Dining Out NYC sidewalk cafe; and
- The Applicant appeared in-person and confirmed that the table and two chairs located in the below grade area will be for staff use only during the same operating hours as the Dining Out NYC licensed area. No patrons will be seated in the below grade area for restaurant or bar service; and

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

- The establishment is located on a corner at the intersection of two different corridor categories: West 4th Street (Neighborhood Corridor) and 7th Avenue (Regional Corridor), each with different clear path requirements, an 8-foot clear path required for the sidewalk on West 4th Street and a 10-foot clear path for the sidewalk on 7th Avenue; and
- The Applicant appeared in-person at the hearing and addressed the following in the proposed site plan (dated August 20, 2024):
 - The Applicant agreed to maintain the clear path on both West 4th Street (8 feet) and 7th Avenue (10 feet);
 - The Applicant agreed that once the planters for the perimeter demarcation are installed that they will adjust the seating – reducing the seating in the apex if the clear path is not maintained on either West 4th Street or 7th Avenue;

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

- See pedestrian flow comments.

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

- Recommend that the Applicant adjust the seating in the apex to ensure the clear path requirements are met on each side (8 feet on West 4th Street and 10 feet on 7th Avenue);
- Recommend that the Applicant clear up the two outstanding landmarks violations with the Landmarks Preservation Commission (LPC), which the Applicant acknowledged in-person at the CB2 public hearing that they would take care of these two violations;
 - Violation Number: VIO-24-0235 (Active) Installation of illuminated signage (Little Rubys) without permit(s)
 - Violation Number: VIO-24-0526 (Active) Installation of wood structures without permit(s)

Therefore Be It Resolved, Manhattan CB2 **recommends approval** of the Dining Out NYC sidewalk cafe for Ruby’s West Village LLC dba Little Ruby’s Café, 225 West 4th Street, 10014.

Vote: Unanimous 13 Executive Committee members in favor.

2. **Application to DOT for a Sidewalk Cafe:**

Partner's Coffee WV LLC dba Partners Coffee, 44 Charles Street, 10014 (sidewalk) with 9 tables and 18 chairs (Dining Out NYC – Sidewalk Cafe)

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

- This establishment is located at the intersection of 7th Avenue and Charles Street in the West Village; and
- The original site plan submitted had two sidewalk cafes, one on 7th Avenue and one on Charles Street; and
- The sidewalk cafe proposed for 7th Avenue had space in between the barriers outlining the perimeter of the sidewalk cafe; and
- The sidewalk cafe proposed for Charles Street did not have perimeter demarcation (physical barriers for the sidewalk cafe) denoted on the original site plan submitted in the DOT referral package referred to MCB2 on August 5, 2024; and

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

- The establishment is located on a corner at the intersection of two different corridor categories: Charles Street (Community Connector) and 7th Avenue (Regional Corridor), each with different clear path requirements, an 8-foot clear path required for the sidewalk on Charles Street and a 10-foot clear path for the sidewalk on 7th Avenue; and

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

- The Applicant also applied for a roadway cafe, which is being considered under a separate application; and

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

7th Avenue:

- Will ensure that the barrier on the south side does not extend beyond the tree bed; and
- Will ensure that if the barrier on the south side extends beyond the tree bed, placing the perimeter of the sidewalk cafe *in front of* the tree bed, that the 10-foot clear path is maintained on 7th Avenue; and
- Will ensure that there is no space between the barriers on 7th Avenue as part of the perimeter demarcation; and
- Will ensure that there is a service aisle maintained inside the perimeter of the sidewalk cafe on 7th Avenue with proper spacing between seats and tables; and

- Will update the 7th Avenue sidewalk cafe site plan with the modifications listed above and submit the updated site plan to the Dining Out NYC portal as well as directly submit the updated site plan to Manhattan Community Board 2; and

Charles Street:

- Will ensure that the perimeter of the sidewalk cafe on Charles Street is clearly and visibly demarcated by a removable and self-supporting base wall, railing, planter, fence, or stanchion and rope, which shall be no higher than two (2) feet and six (6) inches, exclusive of any shrubbery and/or planting; and
- Will ensure that any tables and chairs that are set out for the Charles Street sidewalk cafe maintain a service aisle within the perimeter of the sidewalk café, with no service occurring in the required clear path of 8-feet on Charles Street; and
- Will ensure that the perimeter of the sidewalk cafe on Charles Street maintains the required 5-foot distance from the primary building entrance on the west side of the proposed sidewalk café on Charles Street; and
- Will ensure that if the applicant elects to only have two benches out on the Charles Street side without any additional tables or chairs, that the applicant will seek the separate permit for benches on sidewalk issued by NYC DOT; and
- Will update the Charles Street sidewalk cafe site plan with the modifications listed above and submit the updated site plan to the Dining Out NYC portal as well as directly submit the updated site plan to Manhattan Community Board 2; and
- Will update the Charles Street roadway cafe site plan with the modifications listed above and submit the updated site plan to the Dining Out NYC portal as well as directly submit the updated site plan to Manhattan Community Board 2.

The Applicant agreed to the modifications above for 7th Avenue. The Applicant decided to only put out two benches on Charles Street, which means there is no longer a sidewalk cafe proposed for Charles Street, and the Applicant agreed to apply for the separate NYC DOT permit that allows retailers to place a bench on the sidewalk directly outside their establishment. In addition, the Applicant agreed to ensure that they follow the Dining Out NYC rules for hours and will not operate the sidewalk cafe before 8:00AM. The Applicant also agreed to appear before CB2 prior to submitting any changes to any modifications agreed to herein.

Therefore Be It Resolved, Manhattan CB2 **recommends approval with modifications** of the Dining Out NYC sidewalk cafe for Partners Coffee WV LLC dba Partners Coffee, 44 Charles Street, 10014.

Vote: Unanimous 13 Executive Committee members in favor.

The Working Group voted to conditionally deny the application as-is in order to try and reach out the Applicant who did not appear at the CB2 public hearing to see if an agreement over the proposed modifications the Working Group voted on could be agreed upon. The Applicant agreed and the denial is now an approval with modifications.

3. Application to DOT for a Roadway Cafe:

Partner's Coffee WV LLC dba Partners Coffee, 44 Charles Street, 10014 with 4 tables and 8 chairs (Dining Out NYC – Roadway Cafe)

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

- This establishment is located at the intersection of 7th Avenue and Charles Street in the West Village; and
- The roadway cafe is located on Charles Street and the proposed site plan sites it within the cafe's frontage; and

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

- See suggested modifications.

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

- Charles Street has one parking lane on the south side of the street; and
- Charles Street is a NYC DOT designated Neighborhood Slow Zone, which reduces the speed limit on Charles Street to 20 mph; and

Whereas, the **overall recommendations** for the roadway cafe setup are:

- See suggested modifications.

Whereas, the **suggested modifications** related to the above referenced application are:

Charles Street:

- Will ensure that the 15-foot emergency lane is maintained in the roadway on Charles Street and will adjust the width of the proposed roadway cafe to ensure compliance with maintaining the 15-foot emergency lane; and
- Will not request NYC DOT apply for a FDNY waiver on behalf of the applicant/licensee for the 15-foot emergency lane on Charles Street; and
- Will ensure that there is a service aisle maintained in the roadway cafe; and
- Will update the Charles Street roadway cafe site plan with the modifications listed above and submit the updated site plan to the Dining Out NYC portal as well as directly submit the updated site plan to Manhattan Community Board 2; and

The Applicant agreed to the modifications above for Charles Street. The Applicant also let CB2 know that that the street width of Charles Street, in front of the establishment, is 23 feet, 6 inches and after accounting for an 8-foot width of the roadway, there is 15 feet, 6 inches for the required 15-foot emergency lane in the roadway. In addition, the Applicant agreed to ensure that they

follow the Dining Out NYC rules for hours and will not operate the sidewalk cafe before 8:00AM. The Applicant also agreed to appear before CB2 prior to submitting any changes to any modifications agreed to herein.

Therefore Be It Resolved, Manhattan CB2 **recommends submitting the comments as stated above (approval with modifications)** to DOT regarding the Dining Out NYC roadway cafe for Partners Coffee WV LLC dba Partners Coffee, 44 Charles Street, 10014.

Vote: Unanimous 13 Executive Committee members in favor.

The Working Group voted to conditionally deny the application as-is in order to try and reach out the Applicant who did not appear at the CB2 public hearing to see if an agreement over the proposed modifications the Working Group voted on could be agreed upon. The Applicant agreed and the denial is now an approval with modifications.

SLA

- 1. 310 West 4th LLC dba Bartolo 310 West 4th St 10014 (OP–Restaurant) (Sidewalk café)**
 - i. Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Committee #1 and #2 to present an application to the NYS Liquor Authority for a new Restaurant On-Premises Liquor License; the Applicant will operate a restaurant focused on Spanish cuisine in a below grade commercial storefront within a five-story residential building constructed in 1900 on a residentially-zoned block of West 4th Street between Bank and West 12th Streets (Block #624/Lot #49), this building falling within NYC LPC’s designated Greenwich Village Historic District; and
 - ii. Whereas**, the Applicant will operate a full-service restaurant focusing on Spanish food with a full-service kitchen within a subsurface below ground storefront that is roughly 1,500 sq. ft., the instant application being a transfer from the previous operator, Mulberry Hospitality LLC dba The Wesley (Lic. ID #0340-22-109786) who had been at the premises since 2021 and prior to that the premises operated as The Black Derby from 2018; and
 - iii. Whereas**, there will be twenty (20) tables with 50 seats and one (1) stand-up bar with six (6) seats, for a total of 56 interior seats; there are operable windows in the front which will be closed by 10 PM every night, there is one (1) entrance which will serve as patron ingress and egress, one (1) emergency exit, and two (2) bathrooms; and
 - iv. Whereas**, the Applicant’s agreed-to hours of operation will be Sundays through Wednesdays from 8 AM to 12 AM, and Thursdays through Saturdays from 8 AM to 12:30 AM, music will be quiet recorded background only, no DJ’s, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; and
 - v. Whereas**, the 30-day notice was sent to the Community July 15, 2024 and the item was placed on the August 6, 2024 SLA Committee agenda, the Applicant did outreach to the community via email the week of July 22, 2024 and we were told by their Attorney their application was filed with the NYSLA that same week, the Applicants were out of town the following week (the week of July 29) with the SLA Committee meeting being the following Tuesday, August 6th; and

- vi. **Whereas**, the residents initially requesting to meet in person with the Applicant as the premises of the instant application and the entirety of the residential block has been a source of extensive community complaints over the past few years and they felt it was important for the Applicant to have a true appreciation of what their experience has been, this being one of many quiet residential blocks in this part of Greenwich Village Historic District, the residents having previously enjoyed and supported the restaurants on the block due in part to their quiet and cozy ambience; the addition of the pandemic-related outdoor dining to both the sidewalk and roadbed has created long-standing negative quality of life impacts for the residents, this being an area where outdoor dining had previously not been permitted, there being three other restaurants in addition to the instant application on this block (Silkstone LLC dba Nat's on Bank, Lic. ID #0340-23-130738; Wagawongawitz LLC dba Café Cluny, Lic ID #0340-22-104158; St Tropez Wine Bar, Lic. ID #0340-22-112764), all of which have roadbed dining and either sidewalk seating and/or other sidewalk obstructions including umbrellas, service stands and sandwich boards, the sidewalk being narrow with alternating stoops and tree pits extending into the sidewalk with wait staff and patrons continuously crowding what remains of the narrow sidewalk due to all the roadbed seating, the roadbed structures having prevented any street cleaning for the past few years, they've attracted rodents, block the curb, prevent residents from properly being able to dispose of their trash, limit access to the curb due to the limited space, if any, between structures with those spaces frequently filled with trash receptacles and service stands, and have led to frustration with the residents due to the consistent negative impacts on their quality of life; in addition, the location occupied by Nat's on Bank only recently having been licensed for a full OP license in 2021 and the location occupied by St. Tropez Wine Bar only having been recently been licensed for a full OP license in 2020, both those locations previously having only served beer and wine; and
- vii. **Whereas**, the previous occupant having built a roadbed shed outside their premises which they left abandoned since December 2023, the restaurant closing at that time, initially stating it would re-open later in January, not re-opening and officially announcing closing as of April 1, 2024, their abandoned shed accumulating trash, rats, and homeless persons, the community unable to get the shed removed despite making numerous complaints to various agencies and elected officials;
- viii. **Whereas**, the instant application includes roadbed seating as part of the Dining Out NYC program in addition to seating in a below-grade sidewalk area in front of the premises that the Applicant states is within the property line because it was previously licensed, that area having been mistakenly licensed by the NYSLA for previous licensees because the property was improperly claimed to be within the property line, it being clear that the area is outside the building property line with both the property deed and NYC tax lot both clearly indicating the below grade sidewalk seating are not within the property line, and those areas should not be licensed until after the Applicant has received a Dining Out NYC permit from DOT, which is questionable in that the area is not at grade with the sidewalk and Dining Out NYC requires sidewalk seating to be at grade with the sidewalk; and
- ix. **Whereas**, because the Applicant had already filed their application with the NYSLA, to afford the Community to have a position on the application prior to any 500' hearing being held by the NYSLA, the local residents and block association (West Village Residents Association) agreed to meet with the Applicants via zoom, the Applicants not being available for an in-person meeting prior to CB2, Man's SLA Committee meeting, the community coming to an agreement with the Applicant that in addition to the method of operation outlined above including closing hours of 12 AM Sundays through Wednesdays and 12:30AM Thursdays through Saturdays, doors and

windows closing at 10 PM and background music only that the Applicant would also agree to remove the existing roadbed structure, to not have any roadbed seating on this narrow residential street now or in the future and that a trash storage and removal plan would be put in place; and

- x. **Whereas**, the floor plans for the instant application include using the back yard for liquor storage, various refrigerators, ice maker and freezer; the back yard having specifically been cited as not being part of the licensed premises by the previous applicant, there being two separate adjudicated DOB violations, [ECB Violation 039075599P](#) issued on 12/13/2022 stating “Violation Detail(s): Observed rear yard fire escape emergency egress obstructed with restaurant illegal kitchen enclosure structure, fence and fence gate blocked. Observed created an alternate egress through inside the restaurant grade level inadequate manner. Remedy: Remove Obstruction” and [ECB Violation 39072837H](#) issued on 10/27/2022 stating “Violation Detail(s): At time of inspection observed large enclosed wood structure is built in rear yard with plumbing for a sink and electrical for lights and refrigerators at (EXP #3) approx. 12ft x30ft and 10ft tall at highest point. No plans with the DOB for work performed. Remedy: Obtain Permit; obtain permit and/or restore premise back to prior legal use;” the NYC DOB BIS System indicating no Certificate of Correction for either violation to date; additionally an abutting resident stating the rear yard was partially enclosed by The Black Derby and then further enclosed by The Wesley and that there had previously been an easement agreement between 308 West 4th Street and 310 West 4th for use of the rear yard of 308 West 4th as emergency egress for 310 West 4th, but that easement was terminated with new ownership of 308 West 4th Street rescinding the easement for emergency egress since the previous tenant The Wesley occupied the instant application premises, there being no permits filed with DOB for work being done in the rear yard as indicated by the DOB summons and there being no permission to use the rear yard for restaurant use, non-conforming commercial uses in residentially-zoned areas such as this not being permitted to expand use from the original non-conforming use footprint as established in 1938, the Applicant being aware of the two DOB violations and promising to correct the violation without providing any plans to remedy the situation nor providing plans illustrating that the rear yard would be removed from the application and the kitchen still be viable, the concern being that all the food and liquor storage being located in the rear yard and no space being demonstrated as reasonably available within the premises to conform with local laws and SLA regulations, the door providing emergency egress to the adjacent yard at 308 West 4th Street being nailed shut by prior occupants according to the Applicant and that easement for use as emergency egress through the adjacent property terminated; and
- xi. **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 **61 active licensed premises** within 750 feet of the subject premises according to LAMP, in addition to 2 pending licenses, this particular residential block having felt the negative quality of life impacts over the past few years of outdoor dining where previously none had been permitted, the Applicant having engaged with the community and local block association and agreed to work with the community in regards to the elimination of any roadbed seating, hours of operation and other impacts; the use of the illegally enclosed rear yard as part of the kitchen operation creates a serious safety concern regarding residents of the building, no plans can be found on DOB permitting the enclosure of the rear yard, the Applicant unable to provide any plans or explanation as to how the rear yard violations will be cured, it being impossible to find it is in the public interest to recommend approval of an On-Premises Liquor License for a premises that includes multiple active DOB violations with no plan

for correction which raises serious safety concerns including emergency egress not only for the restaurant but for the residential tenants of the building as well with no evidence the violation can be cured;

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial for **310 West 4th LLC dba Bartolo 310 West 4th St 10014** on its application seeking a new Restaurant On-Premises Liquor License; 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 members of the Authority consider the following stipulations be imposed on any future On-Premises Liquor License for **310 West 4th LLC dba Bartolo 310 West 4th St 10014**:

1. Will remedy all outstanding DOB violations at this location prior to opening the restaurant including updated diagrams showing no use of the rear yard for alcohol storage or food prep, storage, refrigeration or other uses and Certificates of Compliance for both outstanding DOB ECB Violations 039075599P and 039072837H.
2. The hours of operation will be from 8 AM to 12 AM Sundays through Wednesdays and 8 AM to 12:30 AM Thursdays through Saturdays. The premises will open no later than the stated opening time and **no** patrons shall remain after the stated closing time.
3. The premises will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not have any roadbed seating now or in the future and the existing roadbed structure will be removed.
5. Will properly apply for the area outside the property line and below sidewalk grade immediately in front of the premises through the Dining Out NYC program and receive any permits from NYC before that space may be used for dining or alcohol service.
6. Will close any Dining Out NYC sidewalk seating 10 PM nightly if a permit is issued for the sidewalk area. All tables and chairs will be secured at this hour. No exterior music, speakers or TVs.
7. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
8. 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.
9. Will not have televisions.
10. Will ensure there is a plan for trash storage and removal so that the sidewalk and frontage of adjacent buildings remain clear of refuse.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches."
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. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

Vote: Unanimous, 13 Executive Committee Board Members in favor.

2. **NRK Cafe Inc dba Lelabar 422 Hudson St 10014** (TW–Bar/Tavern, Lic ID #0267-23-134885, exp. 5/31/2025) (Alteration: Add backyard use, increase bar size)
 - i. **Whereas**, the long-time Manager and Applicant’s Representative appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 & #2 to present an application for an alteration to their existing Tavern Wine License to expand the licensed premises to the rear of the building, the rear having been previously occupied by another tenant, and thereby increase the size of the bar and add seating to the acquired rear of their ground floor licensed premises, the premises being located within a four-story mixed use building (ca. 1853) on Hudson Street between Morton Street and St. Luke’s Place (Block #83/Lot #2), the building falling withing NYC LPC’s designated Greenwich Village Historic District; and
 - ii. **Whereas**, the premises is approximately 2,000 sq. ft. (1,000 sq. ft on the ground floor and 1,000 sq. ft. in the basement, the basement being accessed by an exterior sidewalk hatch with no patron use of the basement, the basement being for storage purposes only), there is one (1) counter with seven (7) seats, the alteration having added 23 seats total with six (6) tables and 12 seats to the rear of the premises and 11 seats to the expanded bar for a total of 28 seats at the bar and a total seated patron occupancy of 47 persons; there is one entrance which will be used for patron ingress and egress and two (2) bathrooms; and
 - iii. **Whereas**, the bar has been at the location for approximately 15 years, there will be no changes to the method of operation, the bar hours of operation will remain from 3 PM to 12 AM Sundays, 4 PM to 12 AM Mondays through Thursdays, 4 PM to 2 AM Fridays and 3 PM to 2 AM Saturdays; music will be quiet background only consisting of music from iPod/CDs/streaming services and there may be live acoustic music (no percussion, horns or microphones; all doors and windows will close by 9 PM or any time there is live music; there will be no DJs, promoted events, private parties, scheduled performances or cover fees, velvet ropes or movable barriers and no TVs; and
 - iv. **Whereas**, the instant application initially included seating in a small rear yard area (approximately 126 sq. ft.), the Applicant not able to provide a Certificate of Occupancy or Letter of No Objection for an eating and drinking establishment in the rear yard, adjacent residents stating that there had been a roof over the rear yard which had been removed, the area being very small and surrounded by the brick walls of adjacent buildings, the narrow yard and walls creating an echo chamber for the sound to carry into their apartments, the manager acknowledging that there were a few occasions when customers did use the rear yard and on those occasions the residents complained about the noise travelling into their homes, residents otherwise having a good relationship with the Manager and operation over the years, aside from quality of life issues during Covid which were due to extensive outdoor seating on the sidewalk and the roadway which currently still exists; the manager, in consultation via phone with the principal who was home sick, agreeing to remove the rear yard from the instant application; there being no application for roadbed or sidewalk seating included in the instant application; and

v. **Whereas**, the Applicant has executed and had notarized a stipulation agreement with CB2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation on the license as follows:

1. Premises will be operated as an elegant, casual wine bar with less than a full kitchen but with food available until closing every night.
2. Will not operate as a Lounge or Sports Bar or allow any portion of premises to be operated in that manner.
3. The hours of operation will be from 3 PM to 12 AM Sundays, 4 PM to 12 AM Mondays through Thursdays, 4 PM to 2 AM Fridays and 3 PM to 2 AM Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
4. There is no sidewalk café or roadbed seating as part of this application. Applicant will appear before CB2, Man. for an alteration to their liquor license prior to submitting plans to the NYSLA for Dining Out NYC seating.
5. There will be no use of the rear yard by patrons or employees at any time.
6. Will play recorded background music at conversational levels only and may have live acoustic music (no percussion, horns or microphones), 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 9 PM nightly or any time there is live music, allowing only for patron ingress and egress.
9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
10. Will not make changes to the existing façade except to change signage or awning or those currently pending or approved by LPC.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. Will not have: dancing, DJs, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the alteration application to the existing Tavern Wine License for **NRK Cafe Inc dba Lelabar 422 Hudson St 10014**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous, 13 Executive Committee Board Members in favor.

3. **RDK Restaurant Corp. dba Bistro Les Amis 180 Spring Street** (OP–Restaurant, Lic. ID #0340-23-131578, exp. 3/31/2025) (Alteration: Dining Out NYC–sidewalk and roadway)

i. **Whereas**, the Applicants appeared before Community Board 2, Manhattan’s SLA Committee #1 & #2 to present an application for an alteration to their existing On-Premises Restaurant Liquor License to add sidewalk and roadbed seating to their full-service French restaurant in the ground floor of a four (4)-story mixed-use building (c. 1848) on the southeast corner of Spring and

Thompson Streets (Block #388/Lot #15); the building falling within NYC LPC's designated Sullivan-Thompson Historic District; and

- ii. **Whereas**, the premises is approximately 1,000 sq. ft., there are approximately 26 tables with 52 seats and one (1) bar with seven (7) seats for a total patron occupancy of not more than 59 persons; there is one entryway serving for patron ingress and egress and two (2) bathrooms, there are existing operable French doors on Spring Street; and
- iii. **Whereas**, the hours of operation will remain 11:30 AM to 12:00 AM Sundays through Saturdays, music will be quiet, recorded background only, all doors and windows will close at 11 PM; there will be no TVs, DJ's, no promoted events, or scheduled performances, no cover fees, velvet ropes, security personal or doormen; and
- iv. **Whereas**, the location has been a restaurant for over 80 years, the Applicant having acquired the restaurant from the previous owner in 1998, the method of operation remaining the same; the instant application being to add outdoor seating under the Dining Out NYC program consisting of three (3) tables and six (6) seats on Spring Street and 12 tables and 24 seats on Thompson Street, the premises having been previously licensed for sidewalk seating (DCA #110199) with essentially the same configuration; the Applicant is also seeking to operate in the roadway on Thompson Street with 17 tables and 34 seats, nearby residents raised concerns regarding late night noise on this residential block from an additional 34 patrons outside on Thompson Street (potentially a total of 58 patrons outside between the sidewalk and roadway seating), and of crowding on the sidewalk due to the increase in patrons and wait staff, the sidewalk being approximately 11' wide; additionally, questions were raised about the ability to maintain the required 15' emergency lane on Thompsons Street which is approximately 26' wide, there being an 8' parking lane across the street, the roadbed seating being 7.5' leaving a 10.5' emergency lane as opposed to the required 15' emergency lane, it being unclear if FDNY will be providing a waiver for the roadbed seating with such a limited emergency lane, the Applicant willing to decrease the size of the roadbed if necessary; and
- v. **Whereas**, in an effort to minimize the quality-of-life impacts of the outdoor seating, the Applicant agreed to end any service to the roadbed, if permitted, at 10 PM nightly, the sidewalk seating will remain ending at 11 PM as it had in the past with all service being from within the boundaries of the sidewalk café and roadbed seating to seated patrons only; and
- vi. **Whereas**, the Applicant is also the sponsor of the DOT Open Streets program for the block of Spring Street between Thompson Street and West Broadway which allows restaurants to close the street and operate restaurant seating in the street separate from the Dining Out NYC program, there currently being no guidance on how to apply for the service of alcohol as part of the Open Streets program with the NYSLA, the Applicant agreeing that there will be no service of alcohol at this time as part of any DOT Open Street seating and will return in the future to add that seating to their license; and
- vii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the "Method of Operation" of the On-Premises Liquor License, with those stipulations as follows:
 - 1. The Applicant will operate a full-service French restaurant with the kitchen open and the full menu available until closing every night.

2. The hours of operation will be 11:30 AM to 12 AM Sundays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
3. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café operating under the Dining Out NYC program consisting of not more than 3 tables and 6 seats on Spring Street and 12 tables and 24 seats on Thompson. All service will be from within the sidewalk café boundaries to seated patrons only. Sidewalk café will close no later than 11 PM. All tables and chairs will be secured at this hour. No exterior music, speakers or TVs.
5. Roadway café, if issued a waiver from the 15' emergency travel lane by FDNY, will consist of not more than 17 tables and 34 seats. All service will be from within the roadway café itself to seated patrons. There will be no service to patrons from the sidewalk. Roadway café, if permitted, 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 return to CB2, Manhattan for any service of alcohol as part of the Open Street program on Spring Street.
7. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
8. Will not have televisions.
9. Will close all doors and windows at 11 PM every night, allowing only for patron ingress and egress.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
13. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
14. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
15. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for an alteration to the existing On-Premises Restaurant Liquor License to **RDK Restaurant Corp. dba Bistro Les Amis 180 Spring Street** 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, 13 Executive Committee Board Members in favor.

4. **Grey Dog Carmine Inc. dba The Grey Dog 49 Carmine St. 10014** (OP–Restaurant, Lic. ID # 0340-23-139261, exp. 7/31/25) (Alteration: change service bar to a customer bar with 8 seats)
 - i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Committee #1 and #2 to present an application to the NYS Liquor Authority for an alteration to their existing

Restaurant On-Premises License seeking to change the service bar at the front of the licensed restaurant to a customer bar with eight (8) seats and otherwise continue operating a full-service restaurant featuring American cuisine with no other change in method of operation in a four-story, residential building constructed in 1910 on the northeast corner of Carmine Street and Bedford Street (Block #586/Lot #42), the building falling within NYC LPC's designated Greenwich Village Historic District; and

- ii. **Whereas**, the premises is approximately 3,100 sq. ft. with approximately 1,800 sq. ft. on the ground floor and 1,300 sq. ft. in the basement with no patron use of the basement (the basement being connected by both an interior staircase and sidewalk hatch to the ground floor), there will continue to be 19 tables with 48 seats in addition to the proposed customer bar with 8 seats for a combined patron occupancy of 56 seats and a maximum occupancy of 74 persons; the premises has one (1) entrance for patrons located at the corner of Bedford and Carmine with two (2) patron bathrooms; and
- iii. **Whereas**, the Applicant's hours of operation will remain 11:00 AM to 12:00 AM, seven (7) days a week, though the Applicant stated their actual hours are no later than 10 PM; music is quiet recorded background only, no DJ's, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; and
- iv. **Whereas**, the original Grey Dog operated from 1996 to 2011 down the block from the current location, since 2014 the Applicant has operated The Grey Dog at this location with a Restaurant Wine License, upgrading to full liquor service in 2021, at which time local residents expressed concerns over this Applicant, including documented reports of the illegal service of alcohol at unapproved sidewalk seating prior to the Covid-19 pandemic, there being stipulations in place that there was to be no sidewalk café or service to patrons on the sidewalk, the Applicant having corrected the problem and promised to comply in all respects with its license's Method of Operation; at the time the upgrade to full liquor also raising concerns with the area residents that the casual family-friendly restaurant they had known for years was becoming more focused on the service of alcohol; the Applicant, as part of meeting the public interest standard of the On-Premises Liquor License in 2021, agreeing that all service would be by wait staff (which had not been the prior method of operation), and that the pandemic-related roadbed seating they had already placed on both Carmine and Bedford Streets and sidewalk seating on Carmine Street would be removed once the temporary program expired and that they would return to the Community Board should they seek any future permanent outdoor seating; and
- v. **Whereas**, the instant alteration application does not include an expansion onto municipal property although the Applicant stated that he has filed an application with DOT to participate in the Dining Out NYC program for both roadbed and sidewalk seating, the Applicant having stipulations in place saying there will be no outdoor area for commercial purposes outside of the pandemic-related temporary outdoor seating, the temporary outdoor dining program having expired in August/2023 when they stopped taking new applications, the Applicant not previously filing a notice with the Community Board for Expansion onto Municipal Property as per the [NYSLA June 30, 2022 guidance](#) as well as not including the expansion as part of the instant application; and
- vi. **Whereas**, a number of local residents, the Carmine Street Block Association and the West Village Residents Association wrote letters and spoke expressing their concerns of adding another bar to this block that has seen an increase of liquor licenses, their quality of life has been severely

negatively impacted by the extensive outdoor dining in their residential neighborhood and that in exchange for their years of support for the restaurant, including the instant application (and despite the Applicant's [documented violations](#), [imposed fines](#) and the [related complaints](#) by residents), the residents requested that the non-compliant roadway sheds be removed, a compromise being reached where the Applicant agreed to remove the non-compliant Carmine Street shed by September 1, 2024, the non-compliant Bedford Street shed by October 1, 2024, not file for any future roadbed seating and agreed to close any future sidewalk café at 10 PM; and

vii. Whereas, following the meeting the Applicant, in consult with his partners, reconsidered the situation and reneged on the agreement made with the community and CB2, Man's SLA Committee, not signing the stipulation agreement while continuing to move forward with their DOT application to expand onto the roadway; and

viii. Whereas, while this is an alteration application and therefore not subject to any requirements for public interest, convenience or advantage, the Applicant signed stipulations back in [April/2021](#), when the On-Premises Liquor License was subject to the 500' rule and those public interest requirements, that they would return to the Community Board for any permanent outdoor seating, there being 83 active licenses and 17 pending licenses within 750' of the instant application according to LAMP with 23 of those active licenses and 4 of the pending licenses being within just 250' of the licensed premises, the Applicant not including the expansion onto municipal property as part of this application while still moving forward with said expansion despite signing stipulations that there would be no outdoor area used for commercial purposes; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the alteration application to the On-Premises Restaurant Liquor License of **Grey Dog Carmine Inc. dba The Grey Dog 49 Carmine St. 10014**; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2, Man. respectfully requests that this item be calendared to appear before the Full Board of the NYSLA before any alteration is granted to the On-Premises Restaurant liquor license 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 additional stipulations be imposed on the Restaurant On-Premises Liquor License for **Grey Dog Carmine Inc. dba The Grey Dog 49 Carmine St. 10014**:

1. Applicant will give notice to and appear before CB2, Man. for an alteration to their liquor license prior to submitting plans to the NYSLA for Dining Out NYC seating.
2. Any future sidewalk seating, if permitted within the rules of the Dining Out NYC program, will close no later than 10 PM. All tables and chairs will be secured at this hour. All service will be from within the sidewalk café boundaries to seated patrons only.
3. Will not have any roadbed seating now or in the future on either Carmine or Bedford Streets.

Vote: Unanimous, 13 Executive Committee Board Members in favor.

- 5. Shake Shack New York LLC dba Shake Shack 225 Varick St 10014 (RW–Restaurant) (Corporate Change) (Lic. ID# 0240-23-141891, SN# 1311387)**
- i. Whereas,** the Applicant notified Community Board 2 Manhattan of a Corporate Change application being filed with the NYS Liquor Authority for their licensed premises operating as a family/community focused fast casual restaurant serving American cuisine consisting of hamburgers, hotdogs, French fries and shakes on the ground floor and basement in a commercial building on the corner of Varick and Clarkson Street, the ground floor consisting of 20 tables and 85 seats and one stand up bar/food counter where all food and drinks are handed to guests; the basement is a private event space with 4 tables and 24 seats; and
- ii. Whereas,** the Applicant originally appeared before CB2, Man. in [March/2018](#) and has been operating the premises since then with no known complaints, the Corporate Change is a change in officers of the LLC, there is no change to the method of operation; and
- iii. Whereas,** the new officer has re-signed and executed the stipulations agreement with CB2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated into the method of operation on the restaurant wine license stating that:
1. The premises will be advertised and operated as a family/community focused fast casual restaurant serving American cuisine consisting of hamburgers, hotdogs, French fries and shakes.
 2. The hours of operation will be 7 AM to 1 AM Sundays through Saturdays and no patrons will remain after stated closing times.
 3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
 4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café operating under the Dining Out NYC program consisting of not more than 8 tables and 26 seats. All service will be from within the sidewalk café boundaries to seated patrons only
 5. Sidewalk café will close no later than 11 PM. All tables and chairs will be removed at this hour. No exterior music, speakers or TVs.
 6. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 7. Will have no more than 2 television(s) no larger than 46". There will be no projectors. TV will operate in closed caption mode (no sound).
 8. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 9. Clarkson Street door is for emergency egress only, there is no patron ingress.
 10. Basement seating is for reserved groups only.
 11. Will manage patron lines and exterior as needed. No exterior lines.
 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. The premises will not have DJ's, dancing, live music, promoted events, any event where a cover fee is charged or any scheduled performances, no velvet ropes or metal barricades, no security personnel/doorman.
16. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

iv. **Whereas**, the new officer of the instant application having signed an updated stipulation agreement prior to CB2, Man's SLA Licensing Committee meeting, there being no change in method of operation or alteration application being filed for in conjunction with the Corporate Change application, appearance by the Applicant at the August CB2, Man. joint SLA Licensing Committee's #1 & #2 meeting was waived; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Corporate Change to the existing Restaurant Wine license for **Shake Shack New York LLC dba Shake Shack 225 Varick St 10014** **unless** the statements the applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the applicant above are incorporated into the "Method of Operation" of the NYSLA Liquor License.

Vote: Unanimous, 13 Executive Committee Board Members in favor.

6. **Shake Shack New York LLC dba Shake Shack 820 Washington Street 10014** (RW-Restaurant) (Corporate Change) (Lic. ID# 0240-23-142448, SN# 1347591)
- i. **Whereas**, the Applicant notified Community Board 2 Manhattan of a Corporate Change application being filed with the NYS Liquor Authority for their licensed premises operating as a family/community focused fast casual restaurant serving American cuisine consisting of hamburgers, hotdogs, French fries and shakes on the ground floor of an M1-5-zoned 4-story, city-owned building on Washington Street between Gansevoort and Little West 12th Streets, the ground floor consisting of with 8 interior tables with 46 seats and 9 patio tables with 36 seats for a total of 82 patron seats; there will be 1 stand-up bar with no (0) seats and 1 service counter at which patrons can pick up their orders; the premises has 1 entrance, 4 exits, and 2 bathrooms; and
 - ii. **Whereas**, the Applicant originally appeared before CB2, Man. in [August/2022](#) and has been operating the premises since then with no known complaints, the Corporate Change is a change in officers of the LLC, there is no change to the method of operation; and
 - iii. **Whereas**, the new officer has re-signed and executed the stipulations agreement with CB2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated into the method of operation on the restaurant wine license stating that:
 1. The premises will be advertised and operated as a family/community focused fast casual restaurant serving American cuisine consisting of hamburgers, hotdogs, French fries and shakes.
 2. The hours of operation will be 11 AM to 11 PM Sundays through Saturdays and no patrons will remain after stated closing times.
 3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.

4. Will not operate a backyard garden or any outdoor area for commercial purposes except for patio seating within the property line, consisting of no more than 9 tables and 36 seats. No sidewalk café and/or roadbed seating operating under the Dining Out NYC program.
5. Sidewalk café will close no later than 11 PM. All tables and chairs will be removed at this hour. No exterior music, speakers or TVs.
6. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
7. Will not have televisions.
8. Will close all doors and windows at all times, 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. The premises will not have DJ’s, dancing, live music, promoted events, any event where a cover fee is charged or any scheduled performances, no velvet ropes or metal barricades, no security personnel/doorman.
13. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

- iv. **Whereas**, the new officer of the instant application having signed an updated stipulation agreement prior to CB2, Man’s SLA Licensing Committee meeting, there being no change in method of operation or alteration application being filed for in conjunction with the Corporate Change application, appearance by the Applicant at the August CB2, Man. joint SLA Licensing Committee’s #1 & #2 meeting was waived; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Corporate Change to the existing Restaurant Wine license for **Shake Shack New York LLC dba Shake Shack 820 Washington Street 10014** unless the statements the applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the applicant above are incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous, 13 Executive Committee Board Members in favor.

7. **Two Guys and a Fish Tank, LLC dba Cecchi’s, 105 W. 13thSt. 10011** (OP–Restaurant) (Lic ID # **0340-23-130315**, exp. 5/31/2025) (Change in Method of Operation)
- 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**, in [June/2024](#) the Applicant filed an alteration application to add sidewalk seating to the licensed premises as part of the Dining Out NYC program, at which time CB2, Manhattan unanimously recommended approval of the application; and

- iii. **Whereas**, the instant application is a change in method of operation to change the opening hours from 11:30 AM weekdays and 11 AM weekends to 5 PM 7 days a week, the Applicant originally intending to provide lunch service as a complement to their primary dinner service, this service not being something they will currently be offering, the NYSLA requiring them to notify CB2, Manhattan of this change; and
- iv. **Whereas**, the Applicant also informing CB2, Man. that DOT found that the sidewalk seating that consisted of the June/2024 alteration application was located within the property line and therefore the seating was not part of the Dining Out NYC program, the Applicant agreeing to abide by all the stipulations made with CB2, Man. at that time and re-signed a revised stipulation agreement reflecting the change in hours 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 5 PM to 12 AM Sundays through Thursdays and 5 PM to 2 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Sidewalk café located within the property line 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.
- v. **Whereas**, there being no other changes to the method of operation, the Applicant executing the stipulation agreement with CB2, Man. prior to the August joint SLA #1 & #2 Licensing Committee meeting, therefore appearance was waived; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the Change in Method of Operation application to the On-Premises Restaurant Liquor License for **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, 13 Executive Committee Board Members in favor.

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

8. Numinosity LLC dba Jack's Wife Freda 226 Lafayette St aka 62 Spring St 10012 (OP-Restaurant) (Alteration: Dining Out NYC-sidewalk)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on August 6, 2024, the Applicant requested to lay over this application to September/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 **Numinosity LLC dba Jack's Wife Freda 226 Lafayette St aka 62 Spring 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, 13 Executive Committee Board Members in favor.

9. 20 Cornelia LLC dba Silver Apricot 20 Cornelia St. 10014 (RW-Restaurant) (Rear Yard) (Alteration: Add small bar to the front of the restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on August 6, 2024, the Applicant requested to lay over this application to September/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;

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 **20 Cornelia LLC dba Silver Apricot 20 Cornelia 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, 13 Executive Committee Board Members in favor.

10. Air Mail 546 Hudson Street LLC dba Air Mail 546 Hudson 10014 (TW–Bar/Tavern) (Rear Yard)
(previously unlicensed)

Whereas, prior to this month’s CB2, Manhattan’s joint SLA #1 & #2 Licensing Committee Meeting on August 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;

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, 13 Executive Committee Board Members in favor.

11. 74 Up Inc dba Nom 34 E 11th St 10003 (RBC–Restaurant) (Class Change from Grocer) (Dining Out NYC-sidewalk) *(previously unlicensed for eating and drinking establishment)*

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on August 6, 2024, the Applicant requested **to lay over** this application to September/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 **20 Cornelia LLC dba Silver Apricot 20 Cornelia 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, 13 Executive Committee Board Members in favor.

12. DeMolinari Greenwich Inc dba St. George 62 Greenwich Ave 10011 (RW–Restaurant)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on August 6, 2024, the Applicant requested **to lay over** this application to September/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 **DeMolinari Greenwich Inc dba St. George 62**

Greenwich Ave 10011 until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 13 Executive Committee Board Members in favor.

13. Perry Cafe Inc 552 Hudson St aka 101 Perry St 10014 (TW–Tavern) (Dining Out NYC-sidewalk)

Whereas, prior to this month's CB2, Manhattan's joint SLA #1 & #2 Licensing Committee Meeting on August 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 **Perry Cafe Inc 552 Hudson St aka 101 Perry 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, 13 Executive Committee Board Members in favor.

14. Chillhouse 75 Varick St. 10013 (TW–Bar/Tavern)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on August 6, 2024, the Applicant requested to lay over this application to September/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 **Chillhouse 75 Varick 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, 13 Executive Committee Board Members in favor.

15. Laduree Soho LLC dba Laduree 396-398 W. Broadway 10012 (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on August 6, 2024, the Applicant requested to lay over this application to September/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 **Laduree Soho LLC dba Laduree 396-398 W. 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, 13 Executive Committee Board Members in favor.

16. 169 Thompson Restaurant LLC 169 Thompson St 10012 (OP-Restaurant)

Whereas, prior to this month's CB2, Manhattan's joint SLA #1 & #2 Licensing Committee Meeting on August 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;

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 **169 Thompson Restaurant LLC 169 Thompson St 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 13 Executive Committee Board Members in favor.

17. Baby John Inc. 191 Grand St. 10013 (OP-Restaurant)

Whereas, prior to this month's CB2, Manhattan's joint SLA #1 & #2 Licensing Committee Meeting on August 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;

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, 13 Executive Committee Board Members in favor.

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

Whereas, prior to this month’s CB2, Manhattan’s joint SLA #1 & #2 Licensing Committee Meeting on August 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;

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, 13 Executive Committee Board Members in favor.

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

Whereas, prior to this month’s CB2, Manhattan’s joint SLA #1 & #2 Licensing Committee Meeting on August 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;

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, 13 Executive Committee Board Members in favor.

20. 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 August 6, 2024, the Applicant requested **to lay over** this application to September/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;

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, 13 Executive Committee Board Members in favor.

NEW BUSINESS

21. 299 Hospitality LLC 299 W Houston St 10014 (RW–Restaurant)

- i. Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #2 in [April/2024](#) to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a full-service, vegetable-focused fine dining restaurant on the ground floor of an 18-story commercial building occupying the entire block bordered by Greenwich Street to the west, Hudson Street to the east, West Houston Street to the north and King Street to the South, (Block #599/Lot #64), the building falling within the Special Hudson Square District with the premises entry on Hudson Street; and
- ii. Whereas**, the Applicant subsequently submitted a 30-day notice for a Restaurant Wine license for the premises, requesting a waiver of 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; and
- iii. Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:
 1. Premises will be advertised and operated as a full-service, vegetable-focused, fine dining restaurant with full menu items available until closing every night.
 2. The hours of operation will be 12 PM to 12 AM Sundays through Saturdays and will operate primarily as a reservation-based establishment with a last reservation of 9:30 PM 7 nightly. No patrons will remain after stated closing time.
 3. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Any future sidewalk café seating will close no later than 10 PM and will abide by all rules and regulations of the Dining Out NYC program. All tables and chairs will be secured at this time. No exterior music, speakers or TVs.
 5. No roadbed seating.
 6. Will play recorded background music at conversational levels only.
 7. Will not have televisions.
 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 9. Will not install or have French doors, operable windows or open facades.
 10. Will not make changes to the existing façade except to change signage or awning.
 11. Will comply with NYC Department of Buildings Regulations and will obtain Place of Assembly Certificate and keep current at all times required Permits and Certificates.

12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
14. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
15. Will return to CB2, Man. if there is a change of principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
16. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
17. Will appear before CB2, Man. prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant Wine License in the name of **299 Hospitality LLC 299 W Houston St 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Restaurant Wine License.

Vote: Unanimous, 13 Executive Committee Board Members in favor.

STREET ACTIVITIES & RESILIENCY

1. ***8.9.24 – TonyMoly Cart – Broadway (Sponsor: New York Food Truck Association), Broadway bet. Broome & Spring Sts. [curb lane only-E.]**
2. ***8.10.24 – TonyMoly Cart – Spring St. Sponsor: New York Food Truck Association), Spring St. bet. Mott & Mulberry Sts. [curb lane only-So.]**

Whereas, the applicant, representing Korean skincare brand TonyMoly, is seeking to hold two food truck activations in support of a new product release; and

Whereas, the first location will be in the east curb lane of Broadway between Broome and Spring streets on Friday, August 9th, and the second location will be in the south curb lane of Prince street between Wooster and Greene streets on Saturday, August 10th; and

Whereas, the activation at both locations will consist of an food truck parked in the curb lane which will be giving away around 500 pre-packaged cookies from Funny Face bakery along with TonyMoly lip gloss samples; and

Whereas, on each day the truck may pull in to hold the curb space around 10 AM, with the activation scheduled to occur between 12 PM to 5 PM, or until all samples run out, and with the truck removed from the curb lane by 5:15 PM; and

Whereas, the activation will not feature amplified sound; and

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

Whereas, the applicant stated that they had amended the application for the second location which previously showed a location on Spring street, not Prince street; and

Whereas, the applicant agreed to conduct outreach to storefronts on each block that might be affected by a potential line for the event; now

Therefore Be It Resolved that CB2, Man. recommends **approval of TonyMoly Cart – Broadway (Sponsor: New York Food Truck Association) and TonyMoly Cart – Spring St. Sponsor: New York Food Truck Association), provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 13 Executive Committee members in favor.

3. *8.13.24 – Auntie Annes Product launch (Sponsor: Abel McAllister Abel), Broadway bet. Grand & Howard Sts. [curb lane-W.]

Whereas, the applicant, representing a branded beauty product partnering with Auntie Anne’s, is seeking to hold a mobile billboard activation in conjunction with a pop-up occurring at 433 Broadway; and

Whereas, the activation will consist of a branded billboard truck parked in front of the pop-up which will be used as advertisement for the products being sold inside the store; and

Whereas, the truck will be on site from 10 AM to 7 PM on Tuesday, August 13th; and

Whereas, the activation will not feature amplified sound, food, beverages, or any giveaways or lines; and

Whereas, the applicant was open to parking the production vehicle as far northward as possible in the curb-lane for purposes of “daylighting” for vehicles turning west onto Howard street; now

Therefore Be It Resolved that CB2, Man. recommends **approval of Auntie Annes Product launch (Sponsor: Abel McAllister Abel), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 13 Executive Committee members in favor.

4. *8.15.24 – Sampling Event – Ice Cream – Perry St. (Sponsor: Event Permits, LLC), Perry St. bet. Greenwich & Hudson Sts. [curb lane only-No.]

5. ~~*8.15.24~~ (new date 8.16.24) – Sampling Event – Ice Cream – Greene St. (Sponsor: Event Permits, LLC), Greene St. bet. Prince & W. Houston Sts. [curb lane only-E.]

6. *8.17.24 – Sampling Event – Ice Cream – Broadway (Sponsor: Event Permits, LLC), Broadway bet. E. Houston & Prince Sts. [curb lane only-E.]

Whereas, the applicant, representing ice cream shop Van Leeuwen, is seeking to hold three pop-up ice cream truck activations in three separate locations on August 15th, August 16th, and August 17th; and

Whereas, the first location will be on the north curb lane of Perry street between Hudson and Greenwich streets on Thursday, August 15th, the second location will be in the east curb lane of Greene street between Prince and Houston streets on Friday, August 16th, and the third location will be in the east curb lane of Broadway between Houston and Prince streets on Saturday, August 17th; and

Whereas, the activation at both locations will consist of an ice cream truck parked in the curb lane which will be giving away around 500 samples of a new flavor of Van Leeuwen ice cream; and

Whereas, on each day the truck may pull in to hold the curb space around 6 AM, with the activation scheduled to occur between 9 AM to 9 PM, or until all samples run out, and with the truck removed from the curb lane by 11:30 PM; and

Whereas, the activation will not feature amplified sound; and

Whereas, the activation will include rope/stanchions and brand ambassadors on site for waste and line management, along with trash bags attached to the truck; and

Whereas, the applicant also stated that they would be willing to do a walk-through of each block at the end of each day to clean up any trash on the street from the activation; and

Whereas, for the Perry Street location, there does not appear to be sufficient space on the sidewalk to site a pedestrian line-up while still maintaining the minimum required 5-foot pedestrian right of way, despite the fact that the applicant said they could potentially use plastic barriers to block off the curb lane and run the pedestrian line into the curb lane; and

Whereas, for the Greene Street location, there also does not appear to be sufficient space on the sidewalk to site a pedestrian line-up while still maintaining the minimum required 5-foot pedestrian right of way, despite the fact that the applicant said they could potentially use plastic barriers to block off the curb lane and run the pedestrian line into the curb lane; now

(Applications 4 and 5) - Therefore Be It Resolved that CB2, Man. recommends **denial** of **Sampling Event – Ice Cream – Perry St. (Sponsor: Event Permits, LLC)** and **Sampling Event – Ice Cream – Greene St. (Sponsor: Event Permits, LLC)** unless more suitable locations can be found for these events that allow for the required pedestrian right-of-way.

Vote: Unanimous, with 13 Executive Committee members in favor.

7. 8.16-8.18.24 – Tory Burch Coffee Cart (Sponsor: Scenester), Mercer St. bet. Prince & W. Houston Sts. [curb lane] [partial SW closure-W.]

Whereas, the applicant, representing apparel brand Tory Burch, is seeking to hold a three-day coffee cart activation in support of a new product release; and

Whereas, the activation will consist of a coffee cart placed on the sidewalk in front of the Tory Burch store on Mercer street, handing out free 12-oz samples of iced coffee to passers-by; and

Whereas, on each day the cart will be placed out in front of the store from 10 AM to 5 PM; and

Whereas, the activation will not feature amplified sound; and

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

Whereas, the applicant stated that they planned to take any waster inside the Tory Burch store for disposal, but would also make sure they had receptacles near the cart; now

Therefore Be It Resolved that CB2, Man. recommends **approval of Tory Burch Coffee Cart (Sponsor: Scenester), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 13 Executive Committee members in favor.

8. *8.16-8.18.24 – Tory Burch Display (Sponsor: Scenester), 1) Prince St. bet. Sullivan & Thompson Sts. [partial SW closure-So.]; 2) Sullivan St. bet. Prince & Spring Sts. [curb lane only-E.]

Whereas, the applicant, representing apparel brand Tory Burch, is sponsoring a pop-up “wrap” event of newspaper store Soho News International from August 16th though August 18th; and

Whereas, the activation is not intended to be a full store “takeover”, but purely a wrap with advertising and a design element, and with the newspaper store continue to operate as usual during the course of the pop-up; and

Whereas, there will be an interactive kiosk outside of the store for the duration of the activation where passers-by can get vouchers for free coffee at the coffee cart also occurring simultaneously in front of the Tory Burch store on Mercer street (though a voucher is not really needed to get the free coffee); and

Whereas, the applicant will have three brand ambassadors along with two security guards for line management outside the pop-up; and

Whereas, there will be no amplified sound, food/drink, or giveaways on the sidewalk or curb land outside of the pop-up; and

Whereas, the applicant recognized that there had been issues with prior “store takeover” pop-ups at this site, but these were organized by different promoters and this would only be a wrap rather than a full store takeover; and

Whereas, concern was expressed by members of the public about a possible pedestrian “traffic jam” outside of the pop-up which had happened for past events at this site, and the applicant reiterate they would take all steps possible to prevent overcrowding; now

Therefore Be It Resolved that CB2, Man. recommends **approval of Tory Burch Display (Sponsor: Scenester), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 13 Executive Committee members in favor.

9. *8.17-8.18.24 – Kate Spade Curb Lane Pop Up (Sponsor: IDEKO Productions), Broome St. bet. Greene & Mercer Sts. [curb lane only-No.]

Whereas, the applicant, representing apparel brand Kate Spade, is seeking to hold a two-day curb lane activation in the north curb lane of Broome Street between Greene and Mercer Streets, in front of their Broome Street store location, on Saturday, August 17th and Sunday, August 18th; and

Whereas, the activation will consist of a branded backdrop with an opportunity for a “photo moment”, along with giveaways of free “pup cup” dog treats; and

Whereas, the pop-up will load in around 7:00 AM on Saturday, August 17th, and will be live each day from between 11:00 AM to 5:30 PM, and with loadout complete by 9:00 PM on Sunday, August 18th; and

Whereas, the activation will be fenced in at the curb lane by solid plastic barriers, and the applicant intends to allow approximately 15 people inside the activation area at any given time, and will strive to prevent any line formation on the sidewalk; and

Whereas, the activation will not feature amplified sound, celebrities/influencers, or food/beverage (other than the “pup cup”); and

Whereas, the applicant agreed to keep the activation as far west on Broome street as possible in order to maintain clearance from the fire hydrant on the corner of Broome and Mercer and for purposes of “daylighting”; now

Therefore Be It Resolved that CB2, Man. recommends **approval of Kate Spade Curb Lane Pop Up (Sponsor: IDEKO Productions), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 13 Executive Committee members in favor.

10. *8.23-8.25.24 –Duolingo (Sponsor: IDEKO Productions), Grand St. bet. Thompson St. & W. Broadway [partial SW closure-No.]

Whereas, the applicant, representing language-learning company Duolingo, is sponsoring a three-day pop-up store at 42 Grand Street from August 23rd through August 25th; and

Whereas, the activation is almost entirely inside the store, with the applicant seeking a partial sidewalk closure in front of the store mainly for line management, as well as a sticker-dispenser “kiosk” and brand ambassadors giving away free water; and

Whereas, the activation will be live each day from 11 AM – 8 PM, and the store has a capacity inside of approximately 25-30 people; and

Whereas, the applicant will have one security guard outside and one inside during the activation hours, as well as one security guard onsite overnight; and

Whereas, there will be no amplified sound or food/drink giveaways; and

Whereas, given the narrow sidewalk outside on Grand Street outside of the pop-up location, it does not seem possible for the applicant to maintain the line for entrance to the pop-up while keeping the required 5-foot pedestrian right of way; now

Therefore Be It Resolved that CB2, Man. recommends **denial** of **Duolingo (Sponsor: IDEKO Productions)** unless an alternate set-up can be found for line management that is able to allow for the required pedestrian right-of-way.

Vote: Unanimous, with 13 Executive Committee members in favor.

11. *8.24.24 – Tumbados (Sponsor: Storefront for Art and Architecture) Kenmare St. bet. Cleveland Pl. & Mulberry St. [full street closure]

Whereas, the applicant, representing cultural institution Storefront for Art and Architecture, located at 97 Kenmare Street, is looking to hold an activation in conjunction with the installation of new murals on the Storefront’s 95-foot-wide facade; and

Whereas, the new mural artwork will be “Tumbados” and will be create by two Latinx artists, Guadalupe Rosales and Lokey Calderon; and

Whereas, in conjunction with the unveiling of the new mural artwork, the applicant is seeking two hold a cultural “block party” style activation with a full street closure of Kenmare Street between Cleveland Place and Mulberry Street on Saturday, August 24th from 4-6 PM; and

Whereas, the activation is expected to consist of “low-rider” style vehicles on display, a taco/burrito stand, and other cultural activities; and

Whereas, the activation is expected to feature amplified sound, with two DJ sets planned at 4:15 PM and 5:00 PM; and

Whereas, while CB2, Man. supports these types of cultural events, the proposed location is not feasible given that this block of Kenmare is part of a major approach to the Williamsburg Bridge, with significant traffic and No-Standing zones on both sides of the street, and as such CB2’s SAR committee suggested that the applicant work towards an alternative setup; and

Whereas, following the August 5th meeting CB2, Man. learned that the applicant had coordinated with the 5th precinct and now would only be closing a single curb lane for parking of the “low-rider” vehicles and would not impede traffic; now

Therefore Be It Resolved that CB2, Man. recommends **denial** of **Tumbados (Sponsor: Storefront for Art and Architecture)** unless an alternate set-up can be found that does not significantly impede traffic on Kenmare Street.

Vote: Unanimous, with 13 Executive Committee members in favor.

12. ***8.27-9.2.24 – Daily Drills Pop Up Store at 21 Spring St. & 173 Elizabeth St. (Sponsor: Redgert Comms, Inc.) 1) Spring St. bet. Elizabeth & Mott Sts. [curb lane & partial SW closure-No.]; 2) Mott St. bet. Prince & Spring Sts. [curb lane & partial SW closure-E.]; 3) Elizabeth St. bet. Kenmare & Spring Sts. [curb lane && partial SW closure-W.]**

Whereas, the applicant, representing apparel brand Daily Drills, is planning on having a pop-up store at 21 Spring Street from August 27th through September 2nd, and is seeking a number of curbside and partial sidewalk closures in conjunction with this pop-up; and

Whereas, the pop-up store at 21 Spring is a fairly small space where customers will be able to try on and purchase clothing, but once clothing has been purchased, they will need to walk over to a truck parked in the curbside at 173 Elizabeth street in order to pick up the clothing, as the location at 21 Spring does not have sufficient storage space; and

Whereas, in preparation for significant possible lines that could form for entry into the pop-up, and for parking of the truck/distribution point at 173 Elizabeth Street, the applicant is seeking curbside and partial sidewalk closures on Spring between Elizabeth and Mott, Mott between Prince and Spring, and Elizabeth between Kenmare and Spring; and

Whereas, given the narrow streets and sidewalks at all of these locations, as well as the typical significant pedestrian traffic on all of these blocks, this pop-up event is likely to cause significant congestion and disruption in the neighborhood; and

Whereas, this disruption is likely to be amplified by the fact that the founders of the clothing line are likely to be present at the event along with other influencers; and

Whereas, this disruption is likely to be further amplified by the fact that this is taking place during Labor Day weekend, where there will likely be larger than normal crowds in the area; and

Whereas, prior pop-ups located at this location have caused significant disruption in the past; now

Therefore Be It Resolved that CB2, Man. recommends **denial** of **Daily Drills Pop Up Store at 21 Spring St. & 173 Elizabeth St. (Sponsor: Redgert Comms, Inc.)**.

Vote: Unanimous, with 13 Executive Committee members in favor.

13. ***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, the applicant, the nonprofit Congress of Racial Equality, is seeking to hold a single-day multi-block street festival on Saturday, August 31st, to raise proceeds for the organization; and

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

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

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

Therefore Be It Resolved that CB2, Man. recommends **approval** of **Broadway Village Fair C.O.R.E. (Sponsor: Congress of Racial Equality)**, provided that the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 13 Executive Committee members in favor.

14. *9.5.24 – Breitling Block Party (Sponsor: Breitling), Washington St. bet. W. 13th & 14th Sts. [full street closure]

Whereas, the applicant, representing watch brand Breitling, is seeking a full street closure for a “tailgate party” activation, in order to showcase a new watch collection for the applicant and in conjunction with the start of the NFL season; and

Whereas, the application is slated to take place on Thursday, September 5th, on Washington Street between W. 13th and W. 14th Streets; and

Whereas, load-in is expected to begin at 12 AM and continue through the morning of September 5th, with all items in place by 4 PM, and the activation itself running from 6-8 PM, and the street fully cleared by 9:30 PM; and

Whereas, the activation will consist of ambient amplified sound, “tailgate” style food and beverages, and other football/watch-related activations TBD; and

Whereas, the activation will have “ambient” amplified sound and a small generator on-site, running only during the two-hour 6-8 PM activation period; and

Whereas, the applicant has hired security to be on-site, with 2 guards present during the load-in and 4 guards present during the actual activation; and

Whereas, the applicant has been in contact and coordination with both the Meatpacking BID as well as the Standard Hotel; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of **Breitling Block Party (Sponsor: Breitling)**, provided that the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Passed, with 12 Executive Committee members in favor, and 1 recusal (D. Raftery).

15. *9.6-9.7.24 – Kendra Scott x NYFW (Sponsor: Kendra Scott x NYFW), W. 13th/14th Gansevoort Pedestrian Plaza [full]

Whereas, the applicant, representing jewelry brand Kendra Scott, is seeking to hold a two-day curb lane activation in the south curb lane of 14th Street between 10th Ave. and Washington street, in front of their 14th Street store location, on Friday, September 6th and Saturday, September 7th; and

Whereas, the activation will consist of a branded, glass double-decker bus parked in the curb lane each day from 10 AM – 6 PM; and

Whereas, the activation will feature a limited number of giveaways of necklaces / jewelry from their collection as well as mini-fragrance bottles; and

Whereas, the upper deck of the bus will also feature a “photo moment” as well as giveaways of water and Blank Street coffee; and

Whereas, the activation will feature a DJ with amplified sound but only inside the bus and at a reasonable decibel level; and

Whereas, the activation will feature trash receptacles on the top of the bus; and

Whereas, the applicant stated they would amend their application to reflect the new location on 14th Street rather than the Gansevoort Plaza; now

Therefore Be It Resolved that CB2, Man. recommends **approval of Kendra Scott x NYFW (Sponsor: Kendra Scott x NYFW)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Passed, with 12 Executive Committee members in favor, and 1 recusal (D. Raftery).

16. *9.6-9.8.24 – Game Show 2 (Sponsor: Sweeter), Gansevoort St./W. 13th St. Gansevoort Pedestrian Plaza [full]

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

Whereas, there is a conflicting event sponsored by the Meatpacking BID occurring in the Gansevoort Plaza at the same time as this event; now

Therefore Be It Resolved that CB2, Man. recommends **denial of Game Show 2 (Sponsor: Sweeter)**.

Vote: Passed, with 12 Executive Committee members in favor, and 1 recusal (D. Raftery).

17. *9.6-10.29.24 – Great Elephant Migration (Sponsor: Meatpacking District Management Association) W. 13th/W. 14th Gansevoort Pedestrian Plaza [full]

Whereas, the Meatpacking BID is planning a large-scale art installation expected to be in place across the various pedestrian plazas in and around the Meatpacking district throughout most of September and October; and

Whereas the installation is expected to consist of approximately 80-100 life size sculptures of Indian elephants, created by indigenous artists and made from invasive plant material; and

Whereas, the installation is being executed in conjunction with two non-profit organizations – Coexistence and Elephant Family – which provide support to a range of charities around the world for conservation and other efforts; and

Whereas, the installation in NYC is expected to one of several locations where the elephants are installed, with the first location being Newport, RI where the elephants are already located; and

Whereas, load-in is expected to occur from September 3rd through September 6th, with the installation open from September 6th through October 31st; and

Whereas, the sculptures will be mostly passive with minimal programming planned alongside them; and

Whereas, some of the sculptures may be for sale with the proceeds going to benefit the non-profit organizations associated with the event; now

Therefore Be It Resolved that CB2, Man. recommends **approval of Great Elephant Migration (Sponsor: Meatpacking District Management Association), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Passed, with 12 Executive Committee members in favor, and 1 recusal (D. Raftery).

18. *9.6.24 – Steve Madden Mr. Softee Truck (Sponsor: Pivot Media Ventures), Broadway bet. Broome & Spring Sts. [curb lane only-E.]

Whereas, the applicant, representing apparel brand Steve Madden, is seeking to hold a one-day ice cream truck activation on Friday, September 6th in support of a new product release; and

Whereas, the activation will consist of an ice cream truck in the east curb lane of Broadway between Broome and Spring streets, handing out up to 950 free ice cream cones with branded sleeves; and

Whereas, the activation will take place between 9 AM and 5 PM; and

Whereas, the activation will not feature amplified sound other than the iconic “Mister Softee” sound, which the applicant stated they would only play two times during the event; and

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

Therefore Be It Resolved that CB2, Man. recommends **approval of Steve Madden Mr. Softee Truck (Sponsor: Pivot Media Ventures), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 13 Executive Committee members in favor.

19. *9.7.24 – UGG AW24 Pop-Up (Sponsor: UGG/Deckers Brands), Broadway bet. Grand & Howard Sts. [partial SW closure-So.]

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

Therefore Be It Resolved that CB2, Man. recommends **denial of UGG AW24 Pop-Up (Sponsor: UGG/Deckers Brands).**

Vote: Unanimous, with 13 Executive Committee members in favor.

20. *9.8.24 –Plant Passenger (Sponsor: Plant Passenger LLC), Spring St. bet. Crosby & Lafayette Sts. [curb lane only-So.]

Whereas, the applicant is seeking a curb lane closure on the south side of Spring between Crosby and Lafayette Streets for the purpose of an art installation in conjunction with a pop-up store which will be located at 70 Spring Street; and

Whereas, the installation will be similar to previous art installation constructed by Plant Passenger since 2022, consisting of vintage convertibles filled with plants/flowers; and

Whereas, the vintage vehicle/art display will be parked in the curb lane on Sunday, September 8th, with no other activation or interaction planned around the installation; and

Whereas, the activation will not feature amplified sound, food, beverages, or any giveaways or lines; and

Whereas, the applicant was open to moving the vehicle/art display slightly down the block to be parked in front of 72 Spring instead of 70 Spring, in order to not block the fire hydrant at that location and to allow for ample ingress/egress space from the nearby subway entrance; now

Therefore Be It Resolved that CB2, Man. recommends **approval of Plant Passenger (Sponsor: Plant Passenger LLC), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 13 Executive Committee members in favor.

21. *9.10.24 – Bank Street Potluck (Sponsor: Waverly-Bank Neighbors Association), Bank St. bet. Greenwich Ave. & W. 4th St. [full street closure]

Whereas, the applicant, a 7-year resident of Bank Street, is seeking along with other neighbors on the block to hold a block party on Tuesday, September 10th; and

Whereas, in block party will be free and open to the public, with the goal of bringing the community together on a quiet street; and

Whereas, the block party will not consist of amplified sound or any commercial activity; and

Whereas, there block party is expected to run from 5 PM to 9 PM; and

Whereas, neighbors will be welcome to bring their own food and set up chairs/tables on the street; and

Whereas, the applicant is aware of and will adhere to the 15-foot emergency lane rule; now

Therefore Be It Resolved that CB2, Man. recommends **approval of Bank Street Potluck (Sponsor: Waverly-Bank Neighbors Association), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 13 Executive Committee members in favor.

22. *9.14.24 – Maria Nila Haircare (Sponsor: Maria Nila), Broadway bet. Prince & W. Houston Sts. [SW closure]

Whereas, the applicant, representing Swedish haircare brand Maria Nila, is seeking a curb lane closure for an activation on Saturday, September 14th, in front of 575 Broadway between Prince and Houston streets; and

Whereas, the activation will consist of a branded truck parked in the curb lane, with brand ambassadors on site passing out packaged bags of Maria Nila products along with bouquets of flowers; and

Whereas, the application will be live from 10 AM to 6 PM with breakdown expected to be complete by 8 PM; and

Whereas, the activation will not feature amplified sound or influencers; and

Whereas, the activation will include rope/stanchions and security on site; and

Whereas, the applicant stated they would leave at least 15-20 feet between the activation and the corner of Broadway and Prince for “daylighting” purposes; now

Therefore Be It Resolved that CB2, Man. recommends **approval of Maria Nila Haircare (Sponsor: Maria Nila), provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 13 Executive Committee members in favor.

23. *9.14.24 – The Village Trip (Sponsor: The Village Trip), W. 4th St. bet. 6th Ave. & Barrow St. [full]

Whereas, the applicant, The Village Trip, is an annual festival that celebrates art and activism in Greenwich Village; and

Whereas, the applicant is seeking to hold the opening event for the festival on Saturday, September 14th, at the intersection of West 4th and Jones Streets; and

Whereas, the applicant is working with music store Music Inn on West 4th to produce the opening event, which will consist of a series of performances on a stage that will be placed at the intersection of West 4th and Jones streets; and

Whereas, the activation will consist of live music with amplified sound, mostly in the jazz and world music genres; and

Whereas, the activation will not include the sale or giveaways of food or beverages; and

Whereas, the applicant hopes to begin setup for the event at 11 AM, with the event beginning at 2 PM and ending at 7 PM, and with the street fully clear by 8 PM; and

Whereas, in order to hold the event at this location, given traffic patterns in the neighborhood, it would entail of West 4th between Grove/Sheridan Square and 6th Ave, Barrow between 7th Ave and West 4th, and Jones between Bleecker and West 4th, likely causing significant disruption in traffic; and

Whereas, while CB2, Man. supports cultural events/festivals such as these, this event must necessarily entail significant coordination with SAPO and NYPD, and the installation of Visual Message Boards (“VMBs”) to provide notice to motorists of the street closures and to help direct traffic; and

Whereas, the applicant stated that they would coordinate with both SAPO and NYPD to ensure best practices would be used around placement of VMBs and around any other methods to manage the traffic disruptions associated with this event, and were ultimately open to moving the event if it was required; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of **The Village Trip (Sponsor: The Village Trip)**, **provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 13 Executive Committee members in favor.

24. *9.17.24 – NYC Votes National Voter Registration Day LaGuardia Pl. (Sponsor: NYC Campaign Finance Board), LaGuardia Pl. bet. Washington Sq. So. & W. 3rd St. [full street closure]

Whereas, the NYC Campaign Finance Board, working in conjunction with non-profit Headcount, is seeking a full street closure of LaGuardia Place between Washington Square South and West 3rd Street, for a non-partisan event focused on voter registration ahead of the November 2024 elections; and

Whereas, the event is expected to be free and open to the public; and

Whereas, load-in is expected to begin at 8 AM, with volunteers expected to arrive at 10 AM, and the activation ending at 6 PM; and

Whereas, the applicant has done similar events at other locations in the past, and stated they chose this location due to its proximity to NYU; and

Whereas, the activation will not have amplified sound; and

Whereas, the activation may consist of giveaways of pre-packaged food and drinks; and

Whereas, should it be determined that a full street closure would be too disruptive to traffic, the applicant was open to shifting the event to a curb lane closure; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of **NYC Votes National Voter Registration Day LaGuardia Pl. (Sponsor: NYC Campaign Finance Board)**, provided that the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 13 Executive Committee members in favor.

25. *9.22.24 – Il Buco Pig Roast (Sponsor: Sky High Farm), Bond St. bet. Bowery & Lafayette St. [full street closure]

Whereas, restaurant Il Buco, located at 47 Bond Street, is seeking to hold a pig roast, a type of event they have held several times in the past, in order to celebrate their 30th anniversary; and

Whereas, in conjunction with the planned pig roast, the applicant is seeking a full street closure of Bond Street between Bowery and Lafayette Street on Sunday, September 22nd; and

Whereas, the applicant is looking to close the street beginning at 12 AM on Sunday, September 22nd, through 7 PM on Sunday, with load-out around 8 PM; and

Whereas, the applicant noted that this block is already closed most weekends as part of DOT's Open Streets program, with Il Buco serving as one of the sponsors for the Open Street on this block; and

Whereas, the applicant will be using their existing outdoor dining structure, along with other temporary structures, in order to serve the food buffet-style to attendees; and

Whereas, the applicant is also seeking a 1-day temporary SLA license in order to serve alcohol outside at the event; and

Whereas, tickets for the pig roast are expected to cost \$60, with a vegetarian plate available for \$35 and a children's plate for \$25; and

Whereas, the applicant is planning to partner with an upstate farm, Sky High Farms, who will supply the pig, and will donate 15% of the proceeds to the farm; and

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

Whereas, the applicant noted that they have been doing the actual cooking of the big inside for the last several years, but is looking to return to a set-up where they would roast the pig outdoors; and

Whereas, rather than use open-flame cooking, which the applicant noted would be disruptive due to smoke production, the applicant is seeking to use an alternative method in which an outdoor cinder block “oven” is constructed with the pig being cooked inside, supposedly lessening smoke generation; and

Whereas, this method would entail the construction of the oven beginning at midnight, and the actual cooking beginning at 2 AM with 4 cooks on site, and cooking complete by around 9 AM and ready to serve by lunchtime; and

Whereas, there was a consensus that such a cooking method, especially with both the construction and cooking happening in the middle of the night, would generate significant disruption for the block, including noise and smoke; now

Therefore Be It Resolved that CB2, Man. recommends **denial** of **il Buco Pig Roast (Sponsor: Sky High Farm)** unless the applicant returns to the prior indoor cooking method used for the last several years.

Vote: Unanimous, with 13 Executive Committee members in favor.

FYI/ Renewals

1. **9.12-9.23.24 – 98th Annual Religious Feast of San Gennaro (Sponsor: Figli di San Gennaro), 1) Mulberry St. bet. Canal & E. Houston Sts. [SW & street closure-both]; 2) Hester St. bet. Centre & Mott Sts. [SW & street closure-both]; 3) Grand St. bet. Centre & Mott Sts. [SW & street closure-both]**
2. **8.16-8.19.24 – The New School – Orientation (Sponsor: The New School), 1) 5th Ave. bet. E. 13th & 14th Sts. [partial SW closure-E.]; 2) E. 13th St. bet. 5th Ave. & University Pl. [partial SW closure-No.]**
3. **9.26.24 – Heermance Farm Party in NYC (Sponsor: William Gottlieb Management), Weehawken St. bet. Christopher & W. 10th Sts. [SW & curb lane closure]**

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

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

Vote: Unanimous, with 13 Executive Committee members in favor.