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Antony Wong, *Treasurer*
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COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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FULL BOARD MEETING AGENDA

DATE: Thursday, September 19, 2024
TIME: 6:30 PM
PLACE: Little Red Schoolhouse, 272 Sixth Avenue, and via Zoom Video-Conference

I. PUBLIC SESSION: Members of the community may speak for a time to be specified by the Board Chair on any issue of interest to the community. **In-person Public Speaker's Cards available at registration. *Virtual Public Speaker's cards must have been submitted before 5:00 p.m. to info@manhattancb2.org*
Written correspondence received in lieu of spoken testimony will be summarized.

II. ADOPTION OF AGENDA

III. REPORTS TO THE PUBLIC

- | | |
|-------------------------------|--------------|
| 1. Elected Officials' Reports | |
| 2. Borough President's Report | Andrew Chang |
| 3. Chair's Report | Susan Kent |
| 4. District Manager's Report | Mark Diller |

BUSINESS SESSION

V. APPROVAL OF THE JULY FULL BOARD MINUTES

VI. RESOLUTIONS FROM STANDING COMMITTEES

- | | |
|-----------------------------------|-----------------|
| 1. Cannabis Licensing Committee | Mar Fitzgerald |
| 2. Landmarks | Chenault Spence |
| 3. Land Use | Eugene Yoo |
| 4. Street Activities & Resiliency | William Benesh |
| 5. Traffic & Transportation | Shirley Secunda |
| 6. SLA Licensing | Donna Raftery |

VIII. APPROVAL OF THE AUGUST EXECUTIVE COMMITTEE RESOLUTIONS

IX. REPORTS FROM STANDING COMMITTEES WITHOUT RESOLUTIONS

- Human Services
- Parks & Waterfront

X. NEW BUSINESS

ADJOURNMENT

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 SLA-1	2 ROSH HASHANAH BEGINS AT SUNDOWN	3 ROSH HASHANAH SECOND NIGHT	4	5
6	7 STREET ACTIVITIES & RESILIENCY	8	9 PARKS & WATERFRONT	10 SLA-2	11 YOM KIPPUR BEGINS AT SUNDOWN	12
13	14 COLLUMBUS / INDIGENOUS PEOPLES' DAY	15 OUTDOOR DINING WG	16 LAND USE	17 LANDMARKS	18	19
20	21 CANNABIS LICENSING	22 EXECUTIVE	23 FULL BOARD PACKAGE	24 FULL BOARD	25 FIRST FULL NOVEMBER CALENDAR VIA EBLAST	26
27	28 SCHOOLS & EDUCATION	29 TRAFFIC & TRANSPORTATION	30 PARKS & WATERFRONT (for November)	31 HUMAN SERVICES		

November 2024						
◀ October						December ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
To be Scheduled:					1	2
3	4 STREET ACTIVITIES & RESILIENCY	5 ELECTION DAY	6 SLA-1	7 SLA-2	8	9
10	11 VETERANS DAY	12 OUTDOOR DINING WG	13 LAND USE	14 LANDMARKS	15	16
17	18 CANNABIS LICENSING	19 EXECUTIVE	20 FULL BOARD PACKAGE	21 FULL BOARD	22 FIRST FULL DECEMBER CALENDAR VIA EBLAST	23
24	25 SCHOOLS & EDUCATION	26 TRAFFIC & TRANSPORTATION	27	28 THANKSGIVING	29	30

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 To be scheduled: HUMAN SERVICES	2 STREET ACTIVITIES & RESILIENCY	3 SLA-1	4 PARKS & WATERFRONT Joint with TRAFFIC & TRANSPORTATION	5 SLA-2	6	7
8	9 [HOLD]	10 OUTDOOR DINING WG And CANNABIS LICENSING	11 LAND USE	12 LANDMARKS	13	14
15	16 SCHOOLS & EDUCATION	17 EXECUTIVE	18 FULL BOARD PACKAGE	19 FULL BOARD	20 FIRST FULL JANUARY '25 CALENDAR VIA EBLAST	21
22	23	24	25 CHRISTMAS HANUKKAH (first night – starts at sundown)	26	27	28
29	30	31	[Empty cells for Dec 31, Jan 1, 2, 3]			

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CANNABIS LICENSING COMMITTEE (CLC)

16 SEPTEMBER 2024

The Cannabis Licensing Committee met on Monday, September 16, 2023, at 6:30PM at St. Anthony of Padua Church, Lower Hall (hybrid).

CB2 Cannabis Licensing Members Present: Mar Fitzgerald (Chair), Patricia Laraia (Vice Chair), Will Benesh, Chris Digness, Zack Kazzaz, Jeannine Kiely and Antony Wong

CB2 Members Present: Carter Booth (virtual)

Members of the Public: Josh Tepperberg, Michael Sokolow, Coss Marte, Pete Davies (virtual), Darlene Lutz (virtual)

#1 Carmine Fiore d/b/a Tango Hotel Charlie Ventures LLC, 598 Broadway, 10012

WHEREAS, Community Board 2 (CB2) received a Notification to Municipality form OCM-06009 signed by Carmine Fiore on 9/16/2024, or Adult-Use Retail Cannabis License to operate a dispensary at 598 Broadway, 10012 (aka 132 Crosby Street), between Houston and Prince Streets; and

WHEREAS, the proposed premises is a storefront, with the main entrance at 598 Broadway and another at 132 Crosby Street, located within a landmarked, mixed-use residential and commercial building that contains five Joint Live-Work Quarters for Artists (JLWQA); and

WHEREAS, the dispensary will utilize the entire 7,940 sq. ft. premises, with the majority of the ground floor (4,000 sq. ft.) dedicated to retail and the 3,940 sq. ft. cellar for back-of-house operations; and

WHEREAS, the Applicant has secured proximity protection from the Office of Cannabis Management (OCM) and has no proximity-protected cannabis businesses, houses of worship, or schools within the required distances; and

WHEREAS, Applicants Carmine Fiore, Harbour Group, and their attorney, Mitchell Kulick, presented their business plan, background, and intended operations for the dispensary; and

WHEREAS, Ms. Hankins-Biggers has appeared before the CLC previously regarding a dispensary license as President of Union Square Travel Agency at 835 Broadway, 10003, and for the Harbour Group, which has interests in multiple dispensaries, including The Travel Agency with two locations at 587 5th Avenue, 10017, and 118-122 Flatbush Avenue, Brooklyn, NY 11217; and

WHEREAS, the proposed hours of operation are 9am - 11pm on Sunday through Thursday, and 9am - 12am on Friday and Saturday, with the Applicant agreeing to conclude events by or before 10:00 PM; and

WHEREAS, the applicants stated that the dispensary would not offer on-site consumption at any time; and

WHEREAS, the applicants stated that they would not host any private events beyond the dispensary's Friends & Family launch event; and

WHEREAS, the Applicant presented security plans that included 30+ cameras with 24-hour monitoring, motion detectors, and one armed and one unarmed guard; and

WHEREAS, the dispensary will offer delivery services, utilizing the Crosby Street entrance for the ingress and egress of delivery personnel, inventory intake, and sanitation; and

WHEREAS, the applicant has plans to replace glass panels for security purposes, remove graffiti, and restore the façade to match its historic condition; and

WHEREAS, concerns were raised about community outreach, and the Applicant shared that outreach efforts had been initiated with building residents via the landlord without receiving a response but committed to addressing community concerns before beginning operations; and

WHEREAS, concerns regarding the dispensary's impact on local traffic, deliveries, and youth loitering in the area were discussed, with the Applicant committing to security measures and responsible operations to mitigate any negative impact on the surrounding community; and

WHEREAS, a member of the public provided testimony that Carmine Fiore was the plaintiff in a lawsuit that temporarily shut down the New York State legal cannabis market at a critical time, further raising concerns regarding the applicants' business practices and motivations; and

WHEREAS, the CLC instructed, and the Applicant agreed, to engage in full and transparent community outreach, including consultations with local schools, parks, and residential stakeholders, to address potential concerns about public safety, youth access, and neighborhood impact;

THEREFORE, BE IT RESOLVED, that CB2, Manhattan recommends **Conditional Approval** of the new Adult-Use Retail Dispensary License for Carmine Fiore d/b/a Tango Hotel Charlie Ventures LLC, 598 Broadway, 10012, under the conditions agreed to by the Applicant, which "shall be part of the record upon which the Office makes its recommendation to the Board," per the adopted Adult-Use Cannabis Regulations as of 16 September 2024.

VOTE: 4-Approve with Conditions, 3-Abstain

#2 MAD NY 1 LLC d/b/a Conditional Adult-Use Retail Dispensary, 20 West 14th Street, 10011

WHEREAS, Community Board 2 (CB2) received a Notification to Municipality form OCM-06009 signed by Michael Pagan on 8/16/2024, for Adult-Use Retail Cannabis License to operate a dispensary at 20 West 14th Street, New York, NY 10011; and

WHEREAS, the proposed premises is a ground-floor retail location, with a total square footage of 1,750 sq. ft. for retail sales and additional space for back-of-house operations and storage; and

WHEREAS, Applicants Michael Pagan, Ari Jubelirer, David Benlolo, and their attorney Dave Kopilak of Emerge Law Group, presented their business plan, background, and intended operations for the dispensary; and

WHEREAS, the proposed hours of operation are Mon-Sun from 9:00 AM to 10:00 PM; and

WHEREAS, the applicants stated that the dispensary would not offer on-site consumption and would comply with all local and state regulations regarding cannabis sales; and

WHEREAS, the Applicant presented a detailed security plan, including cameras, alarm systems, commercial locks, safes, and the use of armored car services to ensure safe operations; and

WHEREAS, the Applicant committed to managing crowd control, vehicular traffic, and sidewalk stewardship through existing standard operating procedures (SOPs) and the use of security personnel; and

WHEREAS, the Applicant has secured proximity protection from the Office of Cannabis Management (OCM) and has no proximity-protected cannabis businesses, houses of worship, or schools within the required distances; and

WHEREAS, the applicants have engaged in community outreach with neighboring businesses, property owners, and residential occupants, and have committed to ongoing communication with the community to ensure responsible operations; and

WHEREAS, the applicants have extensive experience in the cannabis industry, including operating dispensaries in Oregon and Colorado, and have stated their intent to bring that expertise to their New York location; and

WHEREAS, no opposition from the community was presented during the hearing, and the Applicant received positive feedback on their operational plan;

THEREFORE, BE IT RESOLVED, that CB2 Manhattan recommends **Approval** of the new Adult-Use Retail Dispensary License for MAD NY 1 LLC d/b/a Conditional Adult-Use Retail Dispensary at 20 West 14th Street, New York, NY 10011, and that this recommendation which "shall be part of the record upon which the Office makes its recommendation to the Board," per the adopted Adult-Use Cannabis Regulations as of 16 September 2024.

VOTE: Unanimous 7-Approve

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Cannabis Licensing Committee (CLC)

September 2024

CB2 Cannabis News

- CB2 is currently home to 5 of Manhattan's 23 Adult-Use Retail Dispensaries. [Alta at 52 Kenmare Street](#)¹, which was approved by CB2 October 2023, will open next month at 52A Kenmare St. which will bring the district total to six.
- CB2 routinely engages with district electeds and enforcement authorities regarding unlicensed cannabis operations. First reported by CB2 in May 2023, (one of the most egregious illicit operators in the state with multiple locations), Empire Cannabis Club at 424 Broadway, has finally been shuttered by enforcement authorities thanks to the collective efforts of the offices of Assemblymember Glick, Senator Kavanaugh and CB2.

Cannabis Control Board September 2024 Meeting²

- At its September meeting, the NYS Cannabis Control Board (CCB) passed multiple resolutions including: Resolution To Issue Responses To Negative Municipal Opinions of Applicants The Board Has Issued Licenses³, and issued proposed rulemaking for Consideration of Public Convenience and Advantage Proposed Regulations⁴ which would allow a waiver of the currently required 1000 ft. buffer between licensed dispensaries. Additionally, the CCB issued several new licenses and denied multiple applications.
- The 60-day public comment period for the proposed amendments to Public Convenience and Advantage Standards, and Cannabis Packaging, Labeling, Marketing and Advertising Regulations began on September 11, 2024. CB2 Cannabis Licensing Committee will consider comments on the proposed regulations at its October meeting.
- OCM recently launched PowerScore, a new reporting tool that allows licensees authorized to cultivate cannabis to meet energy and water reporting requirements and track resources in support of the state's climate goals and cannabis sustainability efforts.
- Mayor Adams destroyed four tons of seized cannabis products under "Operation Padlock to Protect", which is reported to have shut down more than 1,000 unlicensed shops.
- Councilwoman Gale A. Brewer held a Committee on Oversight and Investigations meeting on 9/17/24 on the mayoral administration's implementation of cannabis enforcement laws, and advocated for a dedicated 311 reporting system for illegal cannabis operations.

¹ <https://altadispensary.nyc/>

² <https://cannabis.ny.gov/cannabis-control-board-meetings>

³ https://cannabis.ny.gov/system/files/documents/2024/09/ccb-resolution-2024-95_0.pdf

⁴ <https://cannabis.ny.gov/system/files/documents/2024/09/part-118-119-emergency-exprs-terms.pdf>

- NYS has opened an RFA for the Community Reinvestment Program designed to fund community-based supportive services.

CB2 Dispensaries

- | | | |
|--------------------------|------------------------|---|
| • Housing Works Cannabis | 750 Broadway, 10003 | hwcannabis.co |
| • Smacked Village | 144 Bleecker St, 10012 | getsmacked.online |
| • USQTA | 835 Broadway, 10003 | thetravelagency.co |
| • Dagmar Cannabis | 412 W Broadway, 10012 | dagmarcannabis.com |
| • Elevate Soho Cannabis | 481 Broadway, 10013 | elevatesohocannabis.com |
| • Alta | 52A Kenmare St., 10012 | https://altadispensary.nyc/ |

Respectfully submitted,

Mar Fitzgerald

Mar Fitzgerald
Chair • Cannabis Licensing
Community Board 2 Manhattan

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LANDMARKS & PUBLIC AESTHETICS COMMITTEE

The Community Board 2, Manhattan Landmarks and Public Aesthetics Committee held its monthly meeting on September 12, 2024, by hybrid video conferencing from the CB2 conference room.

Committee Members Present: Chenault Spence (Chair) (remote), Susan Gammie (Vice-Chair), Valerie De La Rosa (remote), Brian Pape, Anita Brandt, Eugene Yoo (remote), Bo Riccobono (remote), Andres Diaz

Committee Members Absent with Notice: None

Public Members Present: Andy Clark

Public Members Absent with notice: Albert Bennett

Other Board Members Present: Carter Booth

1. *560 Broadway – Application is to add 4 LED screens, set 3’ behind the windows, three on Prince Street and one on Broadway.

Whereas:

- A. The building is an elegant SoHo building that has lately undergone a careful restoration; and
- B. The screens, three on Prince Street and one on Broadway, are 6’ X 12’, identical to the size of the windows with the appearance of completely filling the window, and reading as one continuous screen on the Prince Street façade; and
- C. The screens are a total of 244 square feet, are proposed to be illuminated 24 hours and there is no regulation apart from vague, poorly enforced Department of Buildings restrictions, that govern the level of illumination; and
- D. There were no examples shown nor testimony offered of signs of similar size completely filling the windows or having a similar total area in the district; and
- E. The building’s historic integrity is degraded by the aggressive, large, illuminated screens; and
- F. There was considerable testimony from members of the public opposed to the application; now

Therefore be it resolved that CB2 Manhattan recommends **denial** of the four large illuminated screens as unsuitable to this distinguished historic SoHo building.

Unanimous

2. *99 Wooster St. – Application is to install a non-illuminated double-sided sunbrella banner on the 2nd floor facade.

Whereas:

- A. The building is a carefully restored 25’ wide three-story historic fire house with the handsome ground floor retail space distinguished from the upper natural brick facade in non-historic black paint; and
- B. The building is in a neighborhood of taller buildings and lies between two considerably taller buildings; and
- C. The black cloth 10” X 130” banner proposed to be hung at the second story is out of scale with the building and introduces an intrusive modern element into the historic natural brick area of the building; and
- D. The identification of the business would be adequately served with a historic blade sign, conforming to regulations, hung on the storefront.
- E. There was testimony from members of the public opposed to the application; now

Therefore be it resolved that CB2 Manhattan recommends:

- A. **Denial** of the oversized banner hung at the second story; and
- B. That there be a historic blade sign conforming to standard regulations hung on the shop front.

Unanimous

Business Session:

At the business session, there was a discussion of the Sept 30 Public Meeting of the Landmarks Committee concerning the proposed demolition of the Dapolito Center.

A resolution by Community Board 2 Manhattan expressing opposition to the demolition of the Dapolito Center.

Whereas:

- A. The Dapolito Center building, constructed in 1908 and modified over the years, is of architectural and historic importance and is a building contributing to the historic and cultural significance of the Greenwich Village Historic District Extension II; and
- B. This distinction affords the building considerable protection from unsuitable alteration and demolition; and
- C. At the creation of the Greenwich Village Historic District Extension II, the originally proposed boundary of the district was altered in order to include the Center; and

- D. The building is listed in the National Register of Historic Places; and;
- E. Together with the adjacent library building, the notable Keith Herring mural on the west wall, the outdoor swimming pool, and the James J. Walker Park, the block is a welcome open area serving a variety of recreational purposes in Greenwich Village and is across the street from St. Luke's Place, one of the best preserved blocks of row houses in the city; and
- F. The building has been closed for 5 years and through the time of the closure and until recently it was understood by the community, based on information from the City and presentations to both the Parks and Landmarks Committees of CB2, that renovations would be carried out and the building would reopen as a recreation center; and
- G. At a meeting of Community Board 2 July 10, 2024 of Land Use and Parks Committees concerning a new affordable housing building proposed for the block immediately south of the Center, a Parks Department representative, brought forward a proposal for recreation facilities in that building and that demolition of the Center was under consideration; and
- H. A resolution was subsequently passed by the Board endorsing the use of certain parts of the apartment building for community recreational purposes and this affirmation was grossly misrepresented by the Parks Department as endorsing the demolition of the Dapolito Center; and
- I. The Parks Commissioner later appeared in an onsite television interview explaining the demolition proposal; and
- J. The CB2 Board has had no further communication from the Parks Department since the meeting and there are no reports or engineering studies to support the necessity for demolition in hand; and
- K. The CB2 Landmarks Committee, through which any request for approval of alteration or demolition of a building in a landmark district must pass, has had no notification; and
- L. Absent clear, direct information from the Parks Commission, it can be surmised from the television interview and reports in the press that the proposal for demolition comes from a budget consideration rather than the condition of the building as being beyond repair; and
- M. Concern has been expressed by members of the community, organizations concerned with historic preservation, elected officials, and members of the CB2 Board about the proposed demolition; and
- N. In view of the record of the city in "disposing" of city property through sale, there is further concern that the building must remain under city ownership and be devoted to a civic purpose; now

Therefore be it resolved that the Dapolito Center building be restored and that it remain the property of the city to be devoted to a civic purpose.

Respectfully submitted,

Chenault Spence

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LAND USE & HOUSING COMMITTEE

Manhattan Community Board 2 Land Use & Housing committee met Wednesday, September 11, 2024 @ 6:30 PM in person at CB2's Conference Room and virtually via Zoom.

Land Use committee members present: Eugene Yoo (Chair), Katy Bordonaro (Vice Chair), Carter Booth, Anita Brandt, Arturo Fernandez, Stella FitzGerald, David Gruber (remote does not count for quorum), Donna Raftery, Bo Riccobono (remote does not count for quorum), Frederica Sigel, and Susan Wittenberg.

Land Use committee members absent with notice: none

Land Use committee members absent without notice: Michael Levine

Land Use public members present via Zoom: John Paul DeVerna and Sean Sweeney

Land Use public members absent with notice: none

Land Use public members absent without notice: none

Other CB2 members present: none

Resolution regarding 110 Christopher Street

1. 110 Christopher Street, south side between Bleecker and Bedford Streets. Application to renew a prior BSA variance to permit certain commercial uses in the basement spaces of a residential building. Application No. 16-93 BZ.

Whereas:

1. The revised application for 110 Christopher Street (BSA Cal # 16-93 BZ) was presented to the committee by Carl A. Sulfaro, Esq., representing the Applicant.
2. The application to extend the terms of a Special Permit to allow an existing office and to add an art gallery to the cellar of this building was previously heard by this committee in March 2024.
3. 110 Christopher Street is a five-story multiple-dwelling building in an R6 district.
4. There are three cellar spaces covered by this application: Basement West, Basement Central West, and Basement Central East.
5. MCB2 passed a resolution in March 2024 with: a) no objection to the continuation of Use Group 6B office space for Basement West; and b) a recommendation of denial of the change from custom dressmaker (Use Group 6A) to art gallery / event space (Use Group 6C) for the Basement Central West and Central East spaces.

6. The Applicant has revised their application to ask for a change in allowable uses under the new zoning from Use Group VII office spaces to also include Use Group VI (Retail) and/or Use Group VI (Service).
7. According to the Applicant, the tenant for the Basement Central West and Basement Central East spaces, an art gallery, vacated the space in July 2024.
8. Residents of the building testified at this meeting with their opposition to include retail uses in addition to the previously permitted dressmaker and office space uses. The residents cited their concern for retail with the potential to bring more traffic into the building, and that a retail establishment might play music which could travel up the air shaft into the residential apartments. Additionally, residents pointed out that the building elevator goes to the basement and is accessible to anyone in the basement or commercial spaces. The residents have no problem with office uses.
9. 311 complaints on this building and previous testimony by residents of the building included complaints about noisy gatherings, congregations in the air shaft, and smoking in the air shaft.
10. The applicant did not provide new information in their revised application that would justify the need to expand the allowable uses. Examples include: support from existing tenants for the new allowable uses, proposed designs to make the space amenable to a retail establishment, or a statement regarding efforts to lease the vacant commercial space with their currently allowed uses.

Therefore be it resolved, that MCB2:

1. Continues to have no objection to the continuation of office use within Use Group VII under the new zoning.
2. Recommends denial of the change in use to include the more impactful Use Group VI (Retail) and/or Use Group VI (Service) under the new zoning.
3. Recommends that access to the air shaft be made inaccessible from the commercial units in the cellar, and that the doors between the commercial spaces and the rest of the basement be locked.

Vote: Unanimous, with 0 abstentions and 0 recusals.

2. * Discussion of District Needs Statement and Budget Priorities for inclusion in FY 2026 City Budget.

The Committee reviewed previous FY2025 Capital and Expense Budget Requests and associated City agency responses. Discussion will continue at the October meeting.

Respectfully submitted,

Eugene Yoo
Chair, Land Use & Housing Committee
Community Board 2, Manhattan

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STREET ACTIVITIES AND RESILIENCY COMMITTEE

September 2024

The Street Activities and Resiliency Committee of Community Board #2, Manhattan held its monthly meeting on Monday, September 9th, 2024, at 6:30 p.m. in person in the CB2 office and via Zoom.

Committee Members Present in Person: William Benesh (Chair, left early), Ryder Kessler, Eddie Siegel, Rocio Sanz, Amy Brenna, Brian Pape

Committee Members Present Virtually (Excused): Ed Ma

Committee Members Absent with Notice: Michael Levine, Erika Olson

Street Activity Applications

1. *9.10.24 – HBOs The Penguin Tee Shirt Truck Canal St. (Sponsor: Matte Projects), Canal St. bet. Broadway & Mercer St. [urb lane & partial sidewalk closure-No.]
2. *9.10.24 – HBOs The Penguin Tee Shirt Truck 6th Ave. (Sponsor: Matte Projects), 6th Ave. bet. Broome & Spring Sts. [partial sidewalk closure-W.]
3. *9.13-9.14.24 – HBOs The Penguin Tee Shirt Truck Mott St. (Sponsor: Matte Projects), Mott St. bet. E. Houston & Prince Sts. [partial sidewalk closure-W.]

Whereas, the applicant, representing HBO and its upcoming show “The Penguin”, seeks to hold multiple tee shirt truck activations in support of the show’s debut; and

Whereas, these truck activations will essentially be set up as “drops” with free t-shirt giveaways; and

Whereas, the first location will be in the north curb lane of Canal between Broadway and Mercer Streets on Tuesday, September 10th; the second location will be in the west curb lane of 6th Avenue between Broome and Spring streets also on Tuesday, September 10th; and the 3rd location will be in the west curb lane of Mott between East Houston and Prince Streets on September 13th and 14th; and

Whereas, the applicant intends to hold the activation for a period of 2 hours each day at each location; and

Whereas, the applicant expects around 100-150 guests at each location; and

Whereas, by way of sound the activation will only consist of a small JBL speaker playing music at a low volume; and

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

Whereas, concern was expressed by the committee and the public regarding the first location in the curb lane of canal street, as even though the event was set to begin at 7 PM, set-up would have to occur before then, during which that stretch of Canal street is marked as a “no standing” zone due to the heavy traffic on that street; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval of HBOs The Penguin Tee Shirt Truck 6th Ave. (Sponsor: Matte Projects) and HBOs The Penguin Tee Shirt Truck Mott St. (Sponsor: Matte Projects), provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Therefore Be It Further Resolved that CB2 Manhattan recommends **approval of HBOs The Penguin Tee Shirt Truck Canal St. (Sponsor: Matte Projects), provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements and **further provided that** NYPD signs off on the proposed Canal street location and does not see an issue with the applicant setting up in a “no standing” zone.

Vote: Adopted unanimously.

4. *9.10.24 – The Cut x Theory (Sponsor: The Cut x Theory), Spring St. bet. Crosby & Lafayette Sts. [curb lane only-So.]

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

Therefore Be It Resolved that CB2 Manhattan recommends **denial of The Cut x Theory (Sponsor: The Cut x Theory).**

Vote: Adopted unanimously.

5. *9.12.24 – Teton Ridge Documentary Screening – Gansevoort St. (Sponsor: K2 Americas LLC), Gansevoort St. bet. 9thAve. & Washington St. [full street closure]

Whereas, the applicant, representing a Teton Ridge, a western media and sports company based in Texas, is seeking to launch a film series focused on the American west, and is seeking to hold a screening of the first film in this series; and

Whereas, this particular film will be focused on Adan Banuelos, a horse performance athlete and who competes in competitions of “cutting”, a form of western-style equestrianism; and

Whereas, the event is scheduled to take place from 7-10 PM on Tuesday, September 12th, on Gansevoort Street between 9th Ave and Washington Street; and

Whereas, the activation will feature an entrance area and holding pen with two prize-winning horses, a seating area for attendees to view the film, and a photo moment with a step-and-repeat wall; and

Whereas, the applicant has secured the requisite animal exhibition permit required by the city for the usage of the two horses in the event; and

Whereas, there will be a few live performances of the horses during the event, in which the horses and riders will chase a mechanical flag in a demonstration of “cutting”; and

Whereas, while the event is invite-only passers-by and the general public will have the ability to view the documentary screening from outside the closed-off area; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval of Teton Ridge Documentary Screening – Gansevoort St. (Sponsor: K2 Americas LLC), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted unanimously.

6. *9.12-9.13.24 – J Crew Newsstand – Prince St. (Sponsor: Overnight Studio LLC), Prince St. bet. Broadway & Mercer St. [partial sidewalk closure-No.]

Whereas, the applicant, representing apparel brand J. Crew, is seeking to hold a two-day “newsstand” activation in support of the re-launching of the J. Crew catalog; and

Whereas, as part of the activation, the applicant will temporarily take over the existing “Soho shack”, a small structure that is located on Prince Street between Broadway and Mercer Streets, adjacent to Lure Fishbar; and

Whereas, the activation will be “live” on Thursday and Friday, September 12th and 13th, from 11 AM to 5 PM each day; and

Whereas, attendees to the application can receive a free cup of Chamberlain coffee in a J. Crew branded cup; and

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

Whereas, the activation will not feature amplified sound; and

Whereas, given that the sidewalk in front of the shack is extremely narrow, with significant foot traffic on a daily basis, the applicant agreed to run the line with rope and stanchions back against the wall of the building running east along Prince, in order to maximize pedestrian right-of-way; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval of J Crew Newsstand – Prince St. (Sponsor: Overnight Studio LLC), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted unanimously.

7. (*9/15/24 – new date) – Dr Barbara Sturm Airstream SoHo (Sponsor: Scenester), W. Broadway bet. Broome & Spring Sts. (new location) [curb lane and partial sidewalk-W.-in front of 390 W Broadway]

8. *9.14.24 – Dr Barbara Sturm Airstream Meatpacking (Sponsor: Scenester), Gansevoort/13th Sts./Gansevoort Pedestrian Plaza [full]

Whereas, the applicant, representing skincare brand Dr Barbara Sturm, is seeking to hold two pop-up airstream truck activations in two separate locations on September 14th and September 15th; and

Whereas, the first location will be on the Gansevoort Pedestrian Plaza from 11 AM to 5 PM on Saturday, September 14th, and the second location will be in the west curb lane of West Broadway between Broome and Spring Streets, from 11 AM to 5 PM on Sunday, September 15th; and

Whereas, the activation will consist of a branded airstream trailer that attendees can enter, get a free “skin check”, and receive a free hand serum sample; and

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

Whereas, the trailer will be powered by a static battery pack and will not require the use of a generator; and

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

Therefore Be It Resolved that CB2 Manhattan recommends **approval of Dr Barbara Sturm Airstream SoHo (Sponsor: Scenester) and Dr Barbara Sturm Airstream Meatpacking (Sponsor: Scenester), provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted unanimously.

- 9. *9.14 & 9.21.24 – Lululemon Private Event at 520 Broadway (Sponsor: Optimist Inc.), Broadway bet. Broome & Spring Sts. [partial sidewalk closure-E.]**
- 10. *9.28.24 & 10.5.24 – Lululemon Private Event at 520 Broadway (Sponsor: Optimist Inc.), Broadway bet. Broome & Spring Sts. [partial sidewalk closure-E.]**
- 11. *10.12, 10.19 & 10.26.24 – Lululemon Private Event at 520 Broadway (Sponsor: Optimist Inc.), Broadway bet. Broome & Spring Sts. [partial sidewalk closure-E.]**

Whereas, the applicant seeks a partial sidewalk permit to place a tent and other elements (including water stations and bag checks) on the sidewalk in conjunction with a weekly “run club” sponsored by Lululemon, taking place every Saturday through the end of October; and

Whereas, the Lululemon store and the tents placed outside the store are meant to be a “home base” for 300+ runners each Saturday who are going on runs throughout the city in preparation for the New York marathon; and

Whereas, according to neighbors in the area, the applicant has already been organizing such run clubs on Saturday mornings over the last few weeks, ahead of receiving a SAPO permit, and have been beginning extremely early in the mornings, generating loud noise, playing music and disrupting / waking neighbors; and

Whereas, the applicant was not willing to consider basing such a run club in another location, even though there are other Lululemon stores in downtown Manhattan that would make significantly more sense as a base for running, such as the Meatpacking and Battery Park City stores; and

Whereas, while the applicant stated that they encourage runners to gather inside the store and to spend minimal time in the tents outside ahead of beginning the run, there does not seem to be a suitable way to gather hundreds of people on the street at such an hour without generating a negative impact on residents in the area, as well a similar negative impact when the runners return en masse to their location after the run; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial – Lululemon Private Event at 520 Broadway (Sponsor: Optimist Inc.)** (multiple applications).

Vote: Adopted unanimously.

- 12. *9.18-9.19.24 – Titan Coffee Cart at 186 Prince St. (Sponsor: Overnight Studio LLC), 1) Prince bet. Sullivan & Thompson Sts. [partial sidewalk closure-So.]; 2) Sullivan bet. Prince and Spring Sts. [curb lane only-E.]**

Whereas, the applicant, representing Titan, an online wealth management & financial advisory company, is seeking to hold a two-day coffee cart activation, alongside of a “wrap” of Soho News International at 186 Prince Street; and

Whereas, the activation will consist of a coffee cart placed on the sidewalk in front of 186 Prince Street, handing out free coffee to passers-by; and

Whereas, on each day the cart will be placed out in front of the store from 9 AM to 2 PM; and

Whereas, the activation will not feature amplified sound; and

Whereas, community members mentioned the fact that this location had hosted disruptive “pop ups” in the past, to which the applicant responded that only the exterior of the location would be “wrapped” with no activation occurring insider and no outdoor activation other than the coffee cart; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval of Titan Coffee Cart at 186 Prince St. (Sponsor: Overnight Studio LLC), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted unanimously.

- 13. *9.19-9.23.24 – Biking Celebration (Sponsor: Civic), 1) 7th Ave. So. bet. Bedford & Bleecker Sts. [sidewalk & curb lane closure-E.]; 2) Bleecker St. bet. 6th Ave. & 7th Ave. So. [sidewalk & curb lane closure-No.]**

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

Therefore Be It Resolved that CB2 Manhattan recommends **denial of Biking Celebration (Sponsor: Civic).**

Vote: Adopted unanimously.

14. *9.20-9.22.24 – GU Queue Line Activation (Sponsor: IDEKO Productions LLC), Broadway bet. Prince & W. Houston Sts. [partial sidewalk closure-E.]

Whereas, the applicant, representing Japanese clothing store GU, is opening a new store at 578 Broadway, and is anticipating potential lines outside its store during the opening weekend from Friday, September 20th through Sunday, September 22nd; and

Whereas, in anticipation of these queues, the applicant is seeking a partial sidewalk closure to place rope and stanchions for line management from 9 AM to 8 PM each day; and

Whereas, the applicant plans to give out pre-packaged treats to attendees waiting on line; and

Whereas, there is no amplified sound planned or any other activation elements on the sidewalk and or street; and

Whereas, the applicant is planning to allow online sign-ups for timed entry to help mitigate the potential line formation; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval of GU Queue Line Activation (Sponsor: IDEKO Productions LLC), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted unanimously

15. *9.22.24 – Washington Street Oktoberfest (Sponsor: Meatpacking District Management Association), Washington St. bet. Little W. 12th & W. 13th Sts. [sidewalk & street closure-both sides] (MOVED TO 9/21)

Whereas, the applicant, the Meatpacking District BID, is seeking to hold an Oktoberfest celebration for the public in conjunction with the Standard Hotel; and

Whereas, the activation will consist of a “beer tent” serving food and drinks, alongside other free elements including a Ferris wheel; and

Whereas, the activation is scheduled to take place on Saturday, September 21st, on Washington Street between Little W. 12th and W 13th streets, adjacent to the entrance to the Standard Biergarten; and

Whereas, load-in is expected to begin the night before, with the event taking place from 11 AM to 7 PM, and load-out completed by 10 PM; and

Whereas, the activation will feature a stage with live music from an “oompa” band; and

Whereas, across from the Standard Hotel, the building across the street on the north side of Washington Street is fully commercial with no residents above; now

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

Vote: Adopted unanimously.

16. *9.25-9.26.24 – Sabrina Interactive Coffee Shop (Sponsor: High Contrast, LLC), 1) Charles St. bet. W. 4th St. & 7th Ave. So. [sidewalk & curb lane closure-So]; 2) 7th Ave. So. bet. Charles & W. 10th Sts. [sidewalk & curb lane closure-W]

Whereas, the applicant is seeking to hold a “pop-up” centered around singer and actress Sabrina Carpenter, in conjunction with coffee shop Partners Coffee at 44 Charles Street; and

Whereas, the activation is almost entirely inside the store, with the applicant seeking a partial sidewalk closure adjacent to the store along 7th avenue for placement of rope and stanchions for the queue, as well as a step-and-repeat wall; and

Whereas, the inside of the store is expected to be decorated with a Sabrina Carpenter theme with special branded merchandise being sold; and

Whereas, the sidewalk along Charles street will not be used, though the curb lane is being requested for production parking; and

Whereas, load-in is expected on Wednesday, September 25th, with a VIP event from 6-9 PM on Thursday, September 26th, and the pop-up live from Friday, September 27th through Sunday, September 29th; and

Whereas, the existing SAPO application only lists September 25th and 26th, and the applicant said they would update the application to cover the 27th to the 29th as well; and

Whereas, there have been 10 licensed security guards hired to provide security and assist with line management; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval of Sabrina Interactive Coffee Shop (Sponsor: High Contrast, LLC), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted unanimously.

17. *9.26-9.27.24 – American Eagle/Timberland Event (Sponsor: Marty Barnes, Inc.), Broadway bet. Prince & W. Houston Sts. [sidewalk & curb lane closure-W.]

Whereas, the applicant is seeking to place rope and stanchions on the sidewalk of Broadway between Prince and W. Houston Streets for line management of any queue that may form for entry to an event occurring inside the American Eagle store at 599 Broadway; and

Whereas, there will be store workers and/or brand ambassadors to help manage the line and hand out water bottles; and

Whereas, the curb lane will also be used for loading and unloading; and

Whereas, there is no outdoor activation or any other elements to placed on the sidewalk; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval of American Eagle/Timberland Event (Sponsor: Marty Barnes, Inc.) provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted unanimously.

- 18. *9.26-9.29.24 – Double K NY – Send Jeans Art Denim Sculpture (Sponsor: Double K NY), 1) E. 14th St, bet. Union Sq. E. & Union Sq. W. [partial sidewalk closure-No.]; 2) Washington Sq. E. bet. Washington Sq. No. & Washington Sq. So. [partial sidewalk closure-W.];**

Whereas, the applicant is seeking to hold a “pop-up” art installation in or adjacent to both Union Square and Washington Square parks, in support of fashion brand Double K; and

Whereas, the applicant stated that they were hoping to erect jeans-shaped sculptures made from denim, PVC, wire, and other materials, with washable chalk writing on the pavement, inside Union Square and Washington Square parks; and

Whereas, the committee expressed its belief that the applicant was unlikely to receive approval for any sort of commercial activation inside the parks, to which the applicant stated they were open to applying for partial sidewalk closure adjacent to the parks in order to erect the sculptures there; and

Whereas, the applicant looking to hold the activation on Friday, September 27th, from 10 AM to 7 PM; and

Whereas, the applicant does not intend to have any other elements to the activation, including no food/beverages and amplified sound; and

Whereas, the applicant said they would liaise with SAPO to find a suitable location for a partial sidewalk closure at each location outside of the park; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval of Double K NY – Send Jeans Art Denim Sculpture (Sponsor: Double K NY), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements and **provided that** the application is for a suitable location per SAPO regulations.

Vote: Adopted with 5 in favor and 1 opposed (Brenna).

- 19. *9.27.24 – Jongga Food Truck Broadway (Sponsor: Ghost Experiential, LLC), Broadway bet. 9th Ave. & Wanamaker Pl. [curb lane only-E.]**
20. *9.28 & 9.29.24 – Jongga Foods Broadway 2 (Sponsor: Ghost Experiential, LLC), Broadway bet. E. 13th & E. 14th Sts. [curb lane only-E.]

Whereas, the applicant, representing kimchi brand Jongga, is seeking to hold a two-day food truck activation in two separate locations on Friday, September 27th through Sunday, September 29th; and

Whereas, the first location, on Friday September 27th, will be on Broadway between East 8th Street and Wanamaker Pl in the east curb lane; and

Whereas, the second location, on Saturday September 28th and Sunday September 29th, will be on Broadway between East 13th and 14th streets in the east curb lane; and

Whereas, load-in will occur each day at approximately 10 AM, with the activation live from 11 AM through 6 PM, and the food truck leaving the location by 6:30 PM; and

Whereas, the food truck will be serving sample sizes of freshly cooked kimchi products to passers-by; and

Whereas, the activation will not feature amplified sound; and

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

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Jongga Food Truck Broadway (Sponsor: Ghost Experiential, LLC)** and **Jongga Foods Broadway 2 (Sponsor: Ghost Experiential, LLC)** , **provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted unanimously.

21. ***10.4-10.6.24 – BigSpoon Food Truck Giveaway Astor Pl. Plaza (Sponsor: Knight Security), Astor Pl. Plaza So. [full]**
22. ***10.4-10.6.24 BigSpoon Food Truck Giveaway Gansevoort Plaza (Sponsor: Knight Security) Gansevoort/13thSts./Gansevoort Pedestrian Plaza [full]**

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

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **BigSpoon Food Truck Giveaway Astor Pl. Plaza (Sponsor: Knight Security)** and **BigSpoon Food Truck Giveaway Gansevoort Plaza (Sponsor: Knight Security)**.

Vote: Adopted unanimously.

23. ***10.5.24 – ISDIN Broadway – NYFTA (Sponsor: New York Food Truck Association), Broadway bet. Prince & W. Houston Sts. [curb lane only-W.]**

Whereas, the applicant, representing skincare brand ISDIN, is seeking to hold a one-day food truck activation on Saturday, October 5th, in the west curb lane of Broadway between Prince and W. Houston streets; and

Whereas, load-in will occur each day at approximately 10-11 AM, with the activation live from 12 PM through 6 PM, and the food truck leaving the location immediately after 6 PM; and

Whereas, the exact location along Broadway will depend on if the construction currently in front of the Prada store at 575 Broadway is complete – if so, they will locate in front of the store, otherwise it will be further north on the block; and

Whereas, the applicant will be handing out free sunscreen samples and coffee sourced from La Colombe to attendees; and

Whereas, the activation will not feature amplified sound; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **ISDIN Broadway – NYFTA (Sponsor: New York Food Truck Association)**, provided that the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted unanimously.

24. *10.9.24 – H&M Block Party (Sponsor: Stella Enterprises Limited), Mercer St. bet. Prince & W. Houston Sts. [full street closure]

Whereas, clothing company H&M, following a revamping of its flagship Soho store at 591 Broadway earlier in 2024, is seeking a full street closure for a “Block Party” to be held on Wednesday, October 9th; and

Whereas, load-in for the activation will occur from 6 AM to 4 PM on the morning of October 9th, with the activation live from 5 PM to 7 PM, and load-out complete by midnight; and

Whereas, the applicant is expecting up to 1,500 guests, consisting of a mix of invited guests (40%) and members of the general public (60%) who can reserve a free ticket for entry online in advance; and

Whereas, the block party will consist of a full street closure of Mercer street between Prince and W. Houston streets, with ticketed entry only to access the block party along with ID checks; and

Whereas, the activation will consist of outdoor bars with free food and drink, along with a 24-foot stage featuring live DJ performances; and

Whereas, the applicant will abide by existing sound regulations in limiting the volume of the DJ performances; and

Whereas, the amount of drinks will be limited to around 2,200 drinks total and the bars will close once the drinks are fully distributed; and

Whereas, there will be a “gift table” with branded keychain and sunglasses giveaways; and

Whereas, the activation will include porta-potties for attendees which will either be located on Mercer or along Houston street pending a decision/recommendation from SAPO; and

Whereas, the “main” entrance will be on Houston street with rope and stanchions for line management, and a separate “VIP” entrance for invited guests on Prince street; and

Whereas, while the street will be closed and barricaded for capacity management and for ticketed guests only, the sidewalks will remain open for pedestrian right-of-way; and

Whereas, there will be 21 security guards on site during the event, along with cleaners on site for waste and trash management during and after the event; and

Whereas, there are significant concerns about this event as related to the noise generation and impact on the surrounding residents, accessibility of the sidewalk to residents, and concern about the impact on traffic on the surrounding area; and

Whereas, the applicant stated their attention to work to mitigate these issues as much as possible, including through turning down music volume if needed and/or helping residents with transporting goods to their doors if needed and through other further outreach to residents and businesses ahead of the event; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **H&M Block Party (Sponsor: Stella Enterprises Limited)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Therefore Be It Further Resolved that CB2 Manhattan continues to generally oppose the takeover of public space for purely commercial events such as this activation.

Vote: Adopted unanimously.

FYI / Renewals

25. 9.22.24 – Cycle for the Cause Finish Festival – Boneyard_ Ops Area (Sponsor: The LGBT Community Center: Cycle for the Cause), W. 13th St. bet. 6th & 7th Aves. [full street closure]
26. 9.22.24 – Cycle for the Cause Finish Festival (Sponsor: The LGBT Community Center: Cycle for the Cause), W. 13th St. bet. Greenwich & 7th Ave. So. [full street closure]
27. 10.6.24 – BDBA Sidewalk Sale (Sponsor: Bedford-Downing Block Assn.), 6th Ave. bet. Downing & Bedford Sts. Note: 6th Ave. bet. Downing & W. Houston Sts. [partial sidewalk closure-W.]
28. *10.26.24 – Washington Square Park Dog Halloween Parade (Sponsor: Washington Square Park Conservancy), Washington Sq. No. bet. Washington Sq. E. & Washington Sq. W. [full street closure- park perimeter] (moved to renewal)
29. *11.9.24 – Village Fall Fair (Sponsor: Basilica of St. Patrick’s Old Cathedral), Broadway bet. E. 8th & E. 14th Sts. [full street closure] (moved to renewal)

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: Adopted unanimously.

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

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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TRAFFIC AND TRANSPORTATION COMMITTEE

July 2024

The Traffic and Transportation Committee of Community Board #2, Manhattan held its monthly meeting on Tuesday, July 30, 2024, at 6:30 p.m., in Hybrid format (in person at CB2 office and online).

Board Members Present in Person: Shirley Secunda, (Chair), Susan Gammie, Jeannine Kiely, Janet Liff, Lois Rakoff, Antony Wong.

Board Members Absent with notification: Amy Brenna, Stella Fitzgerald, Rocio Sanz.

Public Members Present in Person:

Public Members Present Remotely: Joseph Flahaven, Daniel Miller.

Public Members Absent:

Other Board Members Present: In Person: Ben Listman.

Remotely: Carter Booth, Katy Bordonaro, Valerie De La Rosa, Donna Raftery.

Guests: Kate Scherer (DOT), Nicole Barth (Council Member Erik Bottcher), Roy Ruiz (Assembly Member Deborah Glick), Michael Markowitz, Ethan T. Schmidt, Sudeshna Sen, Philip Dugdale, Betty Kay (CB1), Nick Hlat (West Village BID), Darlene Lutz, Jonathan Weizmann, Robin Felsher, Alex Dodenhoff, Therese Gregoire, Jennie Mai, James Morris.

RESOLUTIONS:

1. Resolution requesting a continuous bus route moving both north and south of W. 14th St. along Route 9A, by extending the M12 bus route south of W. 14th St., preferably to Chambers St.

Whereas the Hudson River Park (HRP) sits adjacent to Route 9A and receives 17 million visitors annually, but MTA NYC Transit (NYCT) does not provide a 9A bus route between major venues along 9A like Little Island and Pier 40 in Community Board No. 2 Manhattan (CB2) and connecting them to Chelsea Piers, Pier 57, and to other points north or south, yet tour

bus companies operate and have stops along 9A, including a new stop between Houston and Spring Sts. beside the new Google building; and

Whereas it has been increasingly recognized that there's a need for a continuous public bus route that connects the entire length of the HRP, but there's no such service below W. 14th St.; and

Whereas resolutions from neighboring community boards along 9A and the HRP Advisory Council document that the HRP Greenway, America's busiest bikeway, is unsafe for slower riders such as young children and the elderly, and a bus route would provide a safe alternative for them to get from place to place along 9A and comfortably access the HRP's many facilities (as it would for all users); and

Whereas organizations such as the Downtown United Soccer Club and the Greenwich Village Little League have requested a public bus route to provide access to ballfields along the 9A route, including the Gansevoort Peninsula and Pier 40 within CB2, citing the long walk from 8th Ave., and Little Island supports a bus route to improve access for seniors and families with children; and

Whereas Route 9A's design originated before the HRP existed, when manufacturing and shipping dominated buildings that now house thousands of residents and high-end hotels joined by substantial new construction for residential and commercial uses, and the Meatpacking District, once industrial, is now a vibrant hub for art and nightlife with institutions like the Whitney Museum and connections to the High Line all along the 9A route; and

Whereas all this new activity and dense residential settlement calls for a public bus route to provide direct, continuous and reliable access and transport for these many new Far West Side populations neighboring 9A and the HRP in addition to serving the manifold HRP users; and

Whereas the closest public transportation (affordable) access below W. 14th St. for West St. (Route 9A) and the HRP is at 8th Ave. subway stops, a long distance to walk and especially challenging for seniors, families and children; and

Whereas the M12 bus goes north from W. 14th St. on 11th and then 12th Ave. following a route adjacent to the HRP up to W. 57th St. with the potential for a logical and easy extension of the route south on 9A; and

Whereas MTA NYCT is currently in the process of bus network redesigns for Queens and Brooklyn, and the Manhattan bus network study and redesign is anticipated to ensue following that, however, the simple process of extending the M12 south of W. 14th St. on Route 9A to fill in the existing gap and the extensive, constantly growing and urgent need for service there does not require a study or network change; and

Whereas the irregularity of the M12 bus service where it now exists on 11th and 12th Aves. above W. 14th St. as well as the need for frequent and reliable bus service along a 9A route has been noted by members of the communities adjacent to Route 9A;

Therefore be it resolved that CB2 calls upon MTA NYCT to immediately implement a continuous bus route moving both north and south of W. 14th St. along one of New York's most traveled residential and tourist corridors, i.e., Route 9A, by extending the M12's route (which now proceeds north of W. 14th St. to W. 57th St.) south of W. 14th St., preferably to Chambers St.; and

Be it further resolved that CB2 urges that MTA NYCT establish a frequent and consistent schedule for this much needed 9A north-south route, especially during peak hours, with buses arriving at 10-minute intervals.

Vote: Unanimous in favor.

2. Request for a study addressing the hazardous conditions at Mulry Sq. (the intersection of 7th Ave. S., Greenwich Ave. and W. 11th St.) to identify and implement solutions to safeguard crossing pedestrians and clarify vehicular movement, including design, signalization, and pavement marking changes.

"There is no logic that can be superimposed on the city; people make it, and it is to them ... that we must fit our plans" - Jane Jacobs

Whereas Mulry Square, the complex intersection where 7th Ave. S., Greenwich Ave. and W. 11th St. meet, forming six different spokes of converging traffic lanes, has long been a problematic street configuration that both endangers and confuses pedestrians trying to navigate its divergent crossings; and

Whereas for many years, at least going back to the 1990s, various attempts to improve conditions at the Mulry intersection have been made, e.g., neckdowns (sidewalk corner extensions) were installed to shorten street crossings, crosswalks were reworked and traffic signals changed; reversing W. 11th St. btw. 6th Ave. and 7th Ave. S. was also considered but not done; and

Whereas an early study revealed that an exceptionally large number of pedestrians were crossing 7th Ave. S. in the unmarked, non-signalized, and very lengthy (and therefore dangerous) expanse btw. the southeast corner of 7th Ave. S. at the southwest side of Greenwich Ave. and the northwest corner of Greenwich Ave., 7th Ave. S. and W. 11th St., following their desire lines for the most direct, efficient route to continue north (or vice versa) on Greenwich Ave. (on its western sidewalk) in a straight, logical direction; and

Whereas at some point (estimated to be around 2017-2019) a crosswalk with zebra-striped markings was installed that followed these desire lines, along with corresponding changes in traffic signalization, officially formalizing and providing safety measures at the 7th Ave. S. crossing btw. the southeast corner of 7th Ave. S. at the southwest side of Greenwich Ave. and the northwest corner of Greenwich Ave., 7th Ave. S. and W. 11th St. This crossing was (and is) parallel with the 7th Ave. S. zebra striped crossing btw. the northeast corner of 7th Ave. S. at W. 11th St. and the northeast corner of Greenwich Ave. on the northwest side of 7th Ave. S., leading north on Greenwich Ave.'s eastern sidewalk; and

Whereas within that same timeframe when the 7th Ave. S. crosswalk btw. the southwest and the northwest sides of Greenwich Ave. was installed, the crosswalk traversing 7th Ave. S. btw. the southeast side of 7th Ave. S. at the southwest side of Greenwich Ave. and the southwest side of 7th Ave. S. and W. 11th St. (and vice versa) was removed along with its corresponding signalization, thereby creating a void where, similar to the previously unregulated 7th Ave. S. crossing btw. the north and south of Greenwich Ave., pedestrians now cross without safety measures; and

Whereas it has been observed by constituents who live nearby and walk the Mulry intersection regularly that pedestrians will continue to follow both these pathways with or without crosswalks and signalization, and measures are required that respond to their needs and provide safeguards; and

Whereas there are concerns that vehicular traffic heading west from W. 11th St. that needs to jog south across 7th Ave. S. to continue further west on W. 11th St. directly crosses the 7th Ave. S. crosswalk that is btw. the southwest and northwest sides of Greenwich Ave., with the potential for pedestrian/vehicular conflicts there that call for a thorough analysis of signalization and adjustments where necessary; and

Whereas southbound vehicles on 7th Ave. S. have the green light and/or a green left turn arrow to Greenwich Ave. at the same time pedestrians have a red light for the north/south W. 11th St. crossing on the east side of 7th Ave. S., although there's no conflict at this W. 11th crossing with the vehicles going south on Greenwich Ave. and on 7th Ave. S.; and

Whereas constituents who frequently use this intersection attested to the confusing, chaotic and dangerous conditions, with some suggesting that a Barnes Dance (also called Scramble), in which all vehicular traffic stops at once, and pedestrians can cross in any direction, should be considered; and

Whereas constituents also have observed how faded the crosswalk markings are, with some barely visible, and pointed to the need to refurbish them to provide needed clarity;

Therefore be it resolved that Community Board No. 2 Manhattan (CB2) urges the NYC Dept. of Transportation (DOT) to speedily conduct a thorough study of the Mulry Sq. intersection and the movements, interactions and conflicts that occur there that affect the safety and well-being of pedestrians as well as of the confusing pattern of directional motifs that hinders the safe conduct of bicycles and motor vehicles, to once and for all create a clear and well-coordinated framework of design, pavement markings, signalization and signage that guides all users safely and easily through; and

Be it further resolved that CB2 requests that DOT include the following objectives as part of this much needed study:

- Restoration of the crosswalk traversing 7th Ave. S. btw. the southeast side of 7th Ave. S. at the southwest side of Greenwich Ave. and the southwest side of 7th Ave. S. and W. 11th St.
- Retention of the crosswalk traversing 7th Ave. S. btw. the southeast corner of 7th Ave. S. at the southwest side of Greenwich Ave. and the northwest corner of Greenwich Ave., 7th Ave. S. and W. 11th St. (i.e., the 7th Ave. S. crossing btw. the southwest and northwest sides of Greenwich Ave.)
- Provision for a green light phase for the north/south W. 11th St. crossing on the east side of 7th Ave. S. at the same time southbound vehicles on 7th Ave. S. have the green light and/or a green left turn arrow to Greenwich Ave.
- Consideration of a possible Barnes Dance (Scramble) for the intersection.; and

Be it finally resolved that CB2 asks that DOT refurbish the Mulry Sq. crosswalks with fresh paint right now to give clear visibility of the current paths and reduce some of the confusion until more effective improvements are installed.

Vote: Unanimous in favor.

Respectfully submitted,



Shirley Secunda, Chair
Traffic and Transportation Committee
Community Board #2, Manhattan

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

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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SLA LICENSING COMMITTEE 1

The SLA Licensing Committee #1 of Community Board 2, Manhattan, held an in person, non-hybrid joint meeting at 6:30 PM on Tuesday, September 3, 2024 at the Church of St. Anthony of Padua, Lower Hall, 154 Sullivan St.

Committee Board Members Present: D. Raftery (Chair), C. Booth, L. Rakoff, Dr. S. Smith, S. Wittenberg and A. Wong

Committee Board Members Absent with Notice: C. Flynn

RESOLUTIONS:

1. **558 Broadway LLC dba MOIC 558 Broadway 10012** (OP–Bar/Tavern) (Retail and Museum, Lic ID #0370-24-120980, Legacy SN #6029366 according to LAMP) (Alteration Application: Add cellar and second floor to licensed space. Change in method of operation Application: Alcohol service until 12AM and allow liquor during private events)
 - i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present two applications, (1) the first an alteration to add the cellar and second floor to the licensed premises and (2) the second a change in method of operation to allow the service of alcohol until 12 AM daily and during private events to their existing on-premises tavern liquor license which is currently only licensed for a limited area on the ground floor only consisting of the area designated as the café featuring ice cream, small bites, wine, beer, cocktails and shots; the ground floor café located within a 3-story for profit commercial enterprise called the Museum of Ice Cream (MOIC) operating as an experiential retail establishment and not as a true museum with a very small tertiary retail component also on the ground floor in the Broadway entry area, MOIC occupies the whole 3-story building including basement at 558 Broadway between Prince and Spring Streets which is a block-through building with additional frontage and access from Crosby Street, the premises had been previously unlicensed prior to 2019, the building constructed in 1920 and located in NYC-LPC’s designated SoHo-Cast Iron Historic District and the Special SoHo NoHo Mixed Use District; and
 - ii. **Whereas**, the currently licensed area of the 3-story premises is limited to 4, 587 sq. ft., all on the ground floor, consisting of a lobby café and gift shop with 1 bar and 4 seats, this area pre-pandemic was open to the public but is now only for patrons with tickets for the size-limited, timed tours of the exhibit beginning every 30 minutes, and an additional bar with zero (0)

seats in the exhibition tour waiting area in the rear of the 1st floor of the building with a hallway connecting the two; the current license not permitting drinks in the cellar and 2nd floor exhibition areas, ending the service of alcohol at 9 PM with the premises open until 12 AM nightly as decided by the Members of the Authority in May/2020; and

- iii. **Whereas**, the applicant originally appeared in [August/2019](#) with the full board of CB2, Man. unanimously recommending denial of the application in September/2019; at the time many neighborhood residents appeared at the hearing in opposition to the granting of the license; specific concerns expressed in opposition focused on the potential for long waiting lines outside the establishment based on the experience of other cities where “Museum of Ice Cream” exhibits had opened, the licensing of such a large, previously unlicensed space and its impact on quality of life and the transformative power of licensing this type of experiential establishment on the character of the neighborhood; additional concerns were raised about the mixing of alcohol and ice cream at what was presented as a experiential retail establishment that would attract families with children as well as adults; and
- iv. **Whereas**, in August/2019 at the CB2, Man. hearing, and in their submission for the 500' hearing in November/2019, the applicant stated that liquor would be primarily used as ingredients in mixed ice cream and ice cream drinks, however beer and wine would be available separately, and that the interior exhibition tour waiting area towards the back of the first floor for patrons waiting entry to the museum would mitigate any lines or crowds outside the establishment with all waiting occurring indoors, and in their submission for the 500' hearing in addressing the concerns regarding lines from CB2, Man. the applicant states “this [CB2’s concern] ignores the Applicant’s confirmation that there will not be long lines outside, and the use of the museum is ticketed and by reservation thus controlling the number of people who come in each hour, and that there is holding space indoors for people to wait”; and
- v. **Whereas**, at its full board meeting on May 27, 2020, the NYSLA approved the on-premises liquor license application for 558 Broadway LLC under the condition that the licensed portion of the premises close at 8 PM and that there would be no alcohol at private events; the applicant asked for reconsideration of those two conditions by the SLA, stating that by closing the licensed portion at 8 PM they were effectively closing the entire establishment because patrons could not get to the unlicensed 2nd floor and cellar without passing through the licensed premises; in their submission for reconsideration the applicant made a point of stating that “no part of the 2nd floor or the cellar spaces were licensed... no guests would have any alcohol in either of the two exhibit room floors or in any of the exhibition spaces” and proposed ending alcohol service at 9 PM weekdays and 10 PM weekends with closing hours of 11 PM weekdays and 12 AM weekends and to be permitted to have alcohol at private events; the Members of the Authority voting that the service of alcohol would end by 9 PM daily with no restriction on closing hours and that there would remain no alcohol at private events, that the café area itself was small while the total capacity of the premises is over 150 persons and that the prior decision was a compromise that was good for the community; and
- vi. **Whereas**, the (1) first application is an alteration application to expand the premise to license the entire 3-story premises, expanding the currently licensed premises from approximately 4,587 sq. ft. to 15,187 sq. ft., there will be no wait staff, but patrons will be able to carry drinks purchased on the ground floor to the 2nd floor and cellar;

- vii. Whereas**, the (2) second application is for a change in method of operation to expand the hours of service of alcohol from 9 PM until 10:30 PM nightly during normal operations, in addition they are requesting the service of alcohol at private events with service during private events ending at 12 AM any day of the week there is an event; and,
- viii.** Whereas, an additional change from what was originally presented to CB2, while not defined as a change in method of operation, the café menu [found online](#) for 2024 lists shots of rum, gin, vodka and whiskey which is in contrast to the 500' submission by the applicant stating that liquor would primarily be used as ingredients in mixed ice cream accompanied by wine and beer service; and
- ix. Whereas**, numerous residents and the local block association appeared in opposition to the instant application for both changes, the overarching complaint being that of long lines of patrons on the sidewalk on a regular basis with the current operation, Broadway already being a busy pedestrian thoroughfare with the regularly-occurring lines making the sidewalk impassable, the exit of the premises being adjacent to the entrance so as the groups of people rotate through it is not just those waiting to enter but also those exiting adding to the congestion, there being many patrons with strollers, long lines of children and camp groups during the summer, residents saying that staff is outside but the lines are not contained and contrary to what was promised initially, there is no “holding” area inside to prevent the lines from forming; the stanchions placed outside block about half of the sidewalk area in front of the premises so on the occasions where there are no patrons waiting the sidewalk is still blocked, some residents citing the MOIC pink stickers that are all over the sidewalks, there are buses that bring groups of patrons that park, idling for hours under residents apartments, there were also complaints about the garbage placed on Crosby Street which is frequently filled with melted ice cream that runs out of non-liquid proof garbage containers further down the block, leaving a sticky mess and attracting rats; additional concerns were raised that what has kept the nuisance mostly manageable was the liquor service hours ending early and no alcohol at events, with the requested later service of alcohol, and with alcohol at events, with those events having a capacity of up to 150 persons, the venue will create further quality of life disturbances to the neighboring residents into all hours of the evening, the applicant already unable to demonstrate the ability to control the lines and now requesting alcohol service at events stating it will help bring in more corporate, team-building events among other things, there being no plan to manage large crowds arriving and departing from an event other than that they would figure it out; the frontage on Broadway only being 27 feet wide thereby spilling over any large crowds for Ubers and Lyfts from the corporate attendees at arrival or departure beyond the premises frontage, the addition of alcohol likely to increase the number of evening events extending the disturbance to residents and those using Broadway into much later hours; and
- x. Whereas**, the applicant stating they had to close the entry holding area during the Covid pandemic which was where the public could enter without a waiver allowing guests to be checked in on the interior of the premises and move to the back of the first floor exhibition holding area but stating they have no plans to reopen the front entry to the general public, that area now also being for ticketed guests only meaning tickets and waivers need to be checked outside of the premises, there being no plan for how to alleviate the lines outside, stating

corporate events would be more streamlined due to waiver releases being the responsibility of the corporation and submitted before the event but unable to answer how names would be checked quickly at the door with so many people arriving at one time when they couldn't manage the current day to day operations without incurring lines, additionally there was no traffic plan regarding for-hire vehicles for arriving and departing guests during events to the narrow Broadway frontage of only 27 feet; the requested alteration and change in method of operation combined with the applicant's current inability to manage the exterior negative quality of life impacts to the neighboring residents and those others who use the Broadway sidewalk on a daily basis will likely extend the negative impacts on residents from being mostly a daytime / early evening problem into all hours of the evening, the applicant being unable to show any concrete plans for alleviating those impacts; and

THEREFORE, BE IT RESOLVED that CB2, Man. recommends denial of the alteration and change in method of operation application to the on-premises liquor license for 558 Broadway, LLC dba MOIC, 558 Broadway 10012; and

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

Vote: Unanimous in favor (6-0)

2. Festive & Co Crosby Street LLC dba Champers Social Club 430 Broome St aka 39-1/2 Crosby St 10013 (OP-Bar/Tavern) (Class Change)

- i. Whereas,** the Applicant and the Applicant's Representative appeared before Community Board 2, Manhattan's SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a class change of their tavern wine license (Lic ID #0267-22-107954, SN #1339887) to an on-premises tavern liquor license to be able to serve Aperol Spritz and similar drinks at their café and boutique bar located in a M1-5B-zoned, five (5)-story, mixed-use building (c. 1895, altered 1988) on Broome Street between Crosby and Lafayette Streets (Block #482 / Lot #7503) in the SoHo-Cast Iron Historic District Extension and the designated Special SoHo NoHo Mixed Use District; and
- ii. Whereas,** the interior ground floor premises is approximately 2,696 sq. ft., with 1,477 sq. ft. on the ground floor and an additional 1,219 sq. ft. in the basement connected by an interior stairway; there are a total of ten (10) tables with thirty-six (36) seats and one bar with six (6) seats in the southern/Broome St. side of the ground floor and one (1) table with fourteen (14) seats in a private dining area in the cellar; approximately 748 sq. ft. of the northern side of the ground floor, connected to the café via a 4' passageway, is used for related retail and workshops; there is one (1) entrance on Crosby Street used for patron ingress and egress to the retail area, there is one (1) additional entrance on Broome Street that serves as both patron ingress and egress to the café, there are two (2) bathrooms on the cellar level; the store front infill being fixed without operable doors or windows that open out to the sidewalk; and

- iii. **Whereas**, the agreed to hours of operation are 8 AM to 12 AM Sundays through Saturdays (7 days a week); music will remain quiet background only consisting of music from iPod/CD's/streaming services, no music will be audible in any adjacent residences at any time; all doors and windows will be closed at 10PM every night; there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no televisions, no velvet ropes or metal barricades, no security personnel/door staff; and
- iv. **Whereas**, the Applicant originally appeared before CB2, Man. in July/2021 for a beer and wine license to operate the café at which time the full board of CB2, Man. unanimously recommended approval provided the executed stipulations would be adhered to, one of those stipulations being any pandemic-related outdoor seating would be on the sidewalk of Crosby Street only, none on Broome Street, with last order for sidewalk seating taken at 9 PM and sidewalk seating would close no later than 10 PM; and
- v. **Whereas**, the applicant currently has sidewalk seating on Crosby Street described by the applicant as being within the property line as part of the instant application, that sidewalk seating in fact being on public property and not within the building line and misrepresented by the applicant at the inception of the current tavern wine license, concerns were raised by members of the Broadway Residents Coalition who live across the street and a block away regarding the current sidewalk seating being operated under the temporary Open Restaurants program, those residents providing copies of a recently expired revocable consent for two sidewalk stairways within two fenced-in areas on the Crosby Street sidewalk to the north and south of the proposed "within the property line" sidewalk café seating to allow for proper basement/cellar egress, the proposed sidewalk café being between those two fenced in areas, that area being adjacent to/between the two fenced in areas and therefore clearly also outside the property line, the Applicant having nothing that demonstrates the proposed sidewalk café area is within the property line, the Applicant was given the revocable consent agreement by the block association when they appeared before CB2, Man. for their SLA application in July/2021 showing that the above grade sidewalk area was part of the public sidewalk and not within the property line; the Applicant appearing unaware of the situation and unwilling to remove the sidewalk seating from the instant application, the seating area not conforming with the regulations for Dining Out NYC because it is raised above the level of the sidewalk; and
- vi. **Whereas**, residents and the local block association also raising concerns that the Applicant built wooden seating around the two tree pits on Crosby Street thereby encouraging patrons to sit in the furnishing zone which is prohibited from having seating under the Dining Out NYC program, further congesting the very narrow sidewalk passageway with servers using the sidewalk area for service to patrons seated on the elevated sidewalk across from the tree pits, the benches placed against the trees also constricting rain water from going down to the trees, the Applicant also placing a bench for seating on Broome Street in derogation of the executed stipulation agreement stating that any exterior seating would be on Crosby Street only; and
- vii. **Whereas**, the local residents and block association did not have an issue with the proposed interior operations provided the existing stipulations regarding the interior operations remained unchanged but felt strongly that as a condition for any on-premises full liquor license that the applicant should agree to immediately remove the benches they installed

around the tree pits, remove the non-compliant sidewalk seating on Crosby Street and remove the illegal bench seating from Broome Street from the instant application, the applicant not able to provide any documentation that the proposed sidewalk seating was within the property line, the Applicant stating they would get rid of the seating around the tree pit, yet to date has not done so, that seating never being permitted under the temporary Open Restaurant program, and

- viii. Whereas**, during this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on September 3, 2024, the Applicant chose **to withdraw** the application before CB2, Man. from further consideration, rather than remove the non-compliant sidewalk seating from the instant application, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Man. 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 **Festive & Co Crosby Street LLC dba Champers Social Club 430 Broome St aka 39-1/2 Crosby 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 in favor (6–0)

- 3. Atelier Jolie Lifestyle LLC & Eat Offbeat LLC as Co-Licensee 57 Great Jones St. 10012 (TW–Bar/Tavern)**
- i. Whereas**, the Applicant and Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for a tavern wine license to operate a café located within a ground floor retail store located within a two (2)-story commercial building (ca.1868) on Great Jones Street between Bowery and Bond Street (Block #530/Lot #132), this building falling within NYC LPC’s designated NoHo Historic District Extension and the designated Special SoHo NoHo Mixed Use District; and
- ii. Whereas**, the storefront premises is roughly 1,600 sq. ft. with five (5) tables / 15 seats and one bar with four (4) seats for a total seated patron occupancy of 19 persons, the café being located to the south of the retail store area and accessed via a hallway from the customer entrance/exit which is separated from the retail area of the premises, there is one entrance serving as patron ingress and egress and two (2) patron bathrooms, the store front infill being fixed without operable doors or windows that open out to the sidewalk; and
- iii. Whereas**, the hours of operation will be Sundays through Saturdays (7 days a week) from 11 AM to 10 PM, the regular operating hours of the café coinciding with the store hours which

typically closes by 7 PM although there may be private events consisting mostly of educational events and cooking classes which will end no later than 10 PM; there will be quiet background music only consisting of music from iPod/CD's/streaming services; there will be no televisions; all doors and windows will be closed at all times; there will be no dancing, DJ's, live music, promoted events or scheduled performances or cover fees; and

- iv. **Whereas**, the premises had been licensed and operated with an on-premises restaurant liquor license by Play Earth Inc dba Bohemian NY (Lic ID #0340-21-118210, SN #1222741.0) since approximately 2018; and
- v. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **65 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 6 pending licenses within this same area, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and
- vi. **Whereas**, the Applicant has executed and has had notarized a stipulations agreement with CB2, Man. which they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation on the tavern wine license, with those stipulations as follows:
 - 1. The premises will be advertised and operated as a retail clothing store with a café.
 - 2. Hours of operation will be Sundays through Saturdays from 11 AM to 10 PM.
 - 3. Will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
 - 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 - 5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 - 6. Events will be limited to not more than 20 persons.
 - 7. Will not have televisions.
 - 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 - 9. Will ensure doorway to the common hallway is an alarmed door to prevent patron and employee access aside from in case of emergency.
 - 10. Will encourage for-hire vehicles to use either Lafayette or Bowery for drop offs and pickups during events.
 - 11. Will not install or have French doors, operable windows or open facades.
 - 12. Will not make changes to the existing façade except to change signage or awning.
 - 13. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
 - 14. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed.
 - 15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 - 16. Will not have dancing, DJ's, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or barricades.

17. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2, Manhattan recommends **denial** of the tavern wine application for **Atelier Jolie Lifestyle LLC & Eat Offbeat LLC as Co-Licensee 57 Great Jones St. 10012** **unless** the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous in favor (6–0)

4. 181 Mott Cafe LLC 181 Mott St 10012 (TW–Bar/Tavern) (previously unlicensed)

- i. Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for a tavern wine license to operate a dry goods store with a café located in a ground floor retail store within a five (5)-story commercial building (ca.1910) on Mott Street between Broome and Kenmare Streets (Block #480/Lot #35), this building falling within the designated Special Little Italy District; and
- ii. Whereas**, the storefront premises is roughly 2,000 sq. ft. with not more than eight (8) tables / 48 seats, one (1) window seat and no stand up bars for a total seated patron occupancy of 48 persons (the submitted questionnaire states 8 tables / 48 seats, the diagram illustrates 6 tables / 36 seats), the seating area being located in the rear of the retail store area, there is one entrance serving as patron ingress and egress and one (1) bathroom, the store front infill being fixed without operable doors or windows that open out to the sidewalk, there is access to the residential hallway and cellar via two separate doorways, the Applicant stating those will be alarmed and used for emergency egress only; and
- iii. Whereas**, the hours of operation will be Sundays through Saturdays (7 days a week) from 9 AM to 10 PM; music will be quiet background music only consisting of music from iPod/CD’s/streaming services; there will be no televisions; all doors and windows will be closed at all times; there will be no dancing, DJ’s, live music, promoted events or scheduled performances, cover fees and no security/doormen, there will be no more than 20 private parties per year; and
- iv. Whereas**, the premises has been vacant since approximately 2020 and prior to that had been a clothing store for a number of years; and
- v. Whereas**, the leased premises also includes a rear yard, the Applicant stating they will not be using the rear yard at this time, the Certificate of Occupancy indicating Use Group 16 for the ground floor, that use group not being for retail or eating and drinking establishments, the Applicant, who resides in the building, has previously operated a café and wine bar in CB2, Man. and is in the process of opening a restaurant in the district, stating that they are filing an alteration application with DOB and will be getting a temporary Certificate of Occupancy allowing for the retail store and eating and drinking at the ground floor premises; and

vi. **Whereas**, following this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on September 3, 2024, the Applicant requested **to withdraw** this application from further consideration while they explore whether or not the rear yard can be included in the application, 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 **181 Mott Cafe LLC 181 Mott 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 in favor (6-0)

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

5. **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 #1 Licensing Committee Meeting on September 3, 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 **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 in favor (6-0)

6. 74 Up Inc dba Nom 34 E 11th St 10003 (RBC–Restaurant) (Class Change from Grocer)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on September 3, 2024, the Applicant requested **to lay over** this application to October/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 **74 Up Inc dba Nom 34 E 11th St 10003 until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6–0)

**7. NYC Drip Drop Cafe LLC 98 Thompson St 10012 (TW–Bar/Tavern) (Rear Yard)
(previously unlicensed)**

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on September 3, 2024, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **NYC Drip Drop Cafe LLC 98 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 in favor (6–0)

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

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on September 3, 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 **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 in favor (6-0)

9. Miznon Spring NY LLC 194 Spring St 10012 (OP-Restaurant/RW)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on September 3, 2024, the Applicant requested **to lay over** this application to October/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 **Miznon Spring NY LLC 194 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 in favor (6-0)

10. 343 Broome Tomorrow LLC 146 Bowery 10013 (OP-Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on September 3, 2024, the Applicant requested **to lay over** this application to October/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 **343 Broome Tomorrow LLC 146 Bowery 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the

NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6-0)

11. Remy Midtown LLC 35 E 13th St aka 119-121 University Pl 10003 (OP-Bar/Tavern)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on September 3, 2024, the Applicant requested **to lay over** this application to October/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 **Remy Midtown LLC 35 E 13th St aka 119-121 University Pl 10003** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the 1YSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6-0)

12. LDVkenmare LLC 98 Kenmare St 10012 (OP-Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on September 3, 2024, the Applicant requested **to lay over** this application to October/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 **LDVkenmare LLC 98 Kenmare St 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the 1YSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6-0)

13. Oikos Hospitality Group NYC Corp dba Sagos Estiatorio The Greek Spot 103-105 MacDougal St 10012 (OP–Restaurant)

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on September 3, 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 **Oikos Hospitality Group NYC Corp dba Sagos Estiatorio The Greek Spot 103-105 MacDougal St 10012 until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6–0)

14. 220 Retail Partners LLC 220 Bowery 10012 (OP–Bar/Tavern, hotel lobby)

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on September 3, 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, **220 Retail Partners LLC 220 Bowery 10012 until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6–0)

Respectfully submitted,

Donna Raftery, Chair, SLA Licensing Committee
Community Board 2, Manhattan

- Review the purpose and the most effective use of the space at the Time Landscape, including re-thinking the area completely.
- Re-imagine the Playground of the Americas at Houston St. and Avenue of the Americas.
- Vesuvio Playground: after our request to clean up the drain at the southwest corner of the space last year, the Parks Department responded by implementing a fix which helped considerably; however, the drain has not been completely connected into the sewer, which we are told would resolve the issue.
- Potential new or improved uses for Canal St. Park and Freeman Plaza, including as skateboard or dog parks, though both uses have dedicated spaces in nearby Hudson River Park.
- Consider new uses for Grand Canal Court space which will be returned to the community in the coming year(s) after the subterranean work / project is completed. The pledge from the city was to return it in its' prior form, i.e., basketball courts, but there may be opportunity to re-imagine it
- Review the latest thinking and plans for the space that is Duarte Square and the de-mapped street recognizing that a large building is planned for the city-block sized section to the west

Respectfully submitted,

Rich Caccappolo,
Chair, Parks & Waterfront Committee
Community Board 2, Manhattan

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

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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SLA LICENSING COMMITTEE 2

The SLA Licensing Committee #2 of Community Board 2, Manhattan, held an in person, non-hybrid joint meeting at 6:30 PM on Thursday, September 5, 2024 at the Church of St. Anthony of Padua, Lower Hall, 154 Sullivan St.

Committee Board Members Present: D. Raftery (Chair), C. Booth, K. Bordonaro, E. Olson, B. Pape and Dr. S. Smith

Public Members Absent with Notice: R. Ely

Committee Board Members Absent with Notice: C. Flynn

Other Board Members Present: Valerie De La Rosa, David Gruber

RESOLUTIONS:

1. **20 Cornelia LLC dba Cora fka Silver Apricot 20 Cornelia St. 10014** (RW–Restaurant, Lic. ID #0240-22-100337, exp. 5/31/2026) (Alteration: Add small bar, approx. 6 seats, to front)
 - i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application for an alteration to their existing restaurant wine license to remove three (3) tables with six (6) seats and replace them with one (1) bar with six (6) seats, the premises being located on a residential block (R6 zone) within a five (5)-story residential building (ca. 1871) on Cornelia Street between West 4th and Bleecker Streets (Block #589/Lot #17), the building falling within NYC LPC’s designated Greenwich Village Historic District Extension II; and
 - ii. **Whereas**, the ground floor restaurant is roughly 1,500 sq. ft. with 750 sq. ft. on the ground floor connected to a 450 sq. ft. basement by an interior staircase, there is no patron use of the basement, and a rear yard with 350 sq. ft., there will be eight (8) tables and 18 seats and one bar with eight (8) seats for a total interior seated occupancy of 26 seats; and
 - iii. **Whereas**, the current hours of operation for the interior of the restaurant have been from Tuesday to Friday from 5PM to 11PM and Saturday to Monday from 11AM to 11PM, all doors closing at 9 PM every night except for patron ingress and egress; there are no operable windows, music will be quiet background only consisting of music from ipod/CDs/streaming services, there are no DJs, no promoted events, no scheduled performances or cover fees, no velvet ropes, and no movable barriers; and

- iv. **Whereas**, the application also includes the use of the rear yard consisting of seven (7) tables and 22 seats; a Letter of No Objection (LNO) was not provided by the Applicant to CB2, Man. as part of the original application in [November/2018](#); however it was noted on the NYC DOB website that a Letter of No Objection was issued for the interior only on October 3, 2018 at this address; the premises being located in an R6 (residential only) zone, the interior ground floor restaurant being a previously-existing, non-conforming (commercial) use in a residential-only zoned area, such non-conforming use not being permitted to expand including expansion into the rear yard, the Applicant still not able to provide a LNO or Certificate of Occupancy showing that the rear yard can be used for eating and drinking; and

Whereas, the Licensee is currently operating in dereliction and contravention of their existing executed stipulations signed on 11/12/2018 which were agreed to as a specific condition of the license and part of their method of operation for use of the rear yard that the Licensee would “obtain permit/LNO which specifically indicates rear yard use in residential only R6 zoning”; and

- v. **Whereas**, there is a fire escape for the rear apartments in the building which drops down directly into the rear yard dining area, the applicant presenting photographs of the interior rear yard which is enclosed with tall, solid wooden fencing, yet omitting photographs of the roof consisting of what appears to be metal slats that the applicant installed, the roof obstructing the emergency egress of the fire escape; the applicant stating that the roof is a temporary structure, concerns being raised that the structure poses a safety hazard to the residents of the building by blocking the emergency egress and that there is still nothing showing that the use of the rear yard is permitted or that there were permits issued for the rear yard construction; and
- vi. **Whereas**, in addition to the alteration application the applicant is changing the DBA name of the business and is also requesting to extend the hours of operation to 12 AM 7 days a week from 11 PM, the local block associations (Central Village Block Association, Carmine Street Block Association and West Village Residents Association) not having met with the applicant regarding the instant application but have met with them on their neighboring establishments, support the 12 AM closing provided that means all patrons have left by that time, that there is no use of the rear yard and that there is no sidewalk or roadbed seating, concerns being raised that the alteration, which does not add seating but instead swaps table seating for bar seating at the front, outward/street-facing part of the restaurant, will set more of an evening bar tone to the premises as opposed to the previous restaurant-only operation, in addition to the requested extension of hours; and
- vii. **Whereas**, members of the board having concerns with the extension of hours until 12 AM on Sundays through Thursdays in conjunction with the change to bar seating at the front of the premises, this being a very quiet, small residential block; the applicant not able to show the use of the rear yard is permitted and that their enclosure of the rear yard does not impede with the emergency egress of the residents of the building yet being unwilling to remove the rear yard from the instant application and return to add it if and when it can be shown that the use of the rear yard for a non-conforming eating and drinking establishment in a residentially-zone building is permitted; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the alteration application to the existing restaurant wine license for **20 Cornelia LLC dba Cora fka Silver Apricot 20 Cornelia St. 10014**; and

THEREFORE BE IT FURTHER RESOLVED that should this application proceed and is 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 restaurant wine 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 wine liquor license for **20 Cornelia LLC dba Cora fka Silver Apricot 20 Cornelia St. 10014**:

1. There will be no use of the rear yard unless a Certificate of Occupancy or Letter of No Objection specifically states that the rear yard can be used for an eating and drinking establishment.
2. Hours of operation will end at 11 PM Sunday through Thursday and 12 AM Friday and Saturday.
3. Will not have any roadbed or sidewalk seating without returning to CB2, Man.

Vote: Unanimous in favor (6-0)

2. Perry Cafe Inc 552 Hudson St aka 101 Perry St 10014 (New Tavern Wine, Lic ID #NA-0267-24-132057) (*previously unlicensed*)

i. Whereas, the Applicants and their Attorney appeared before Community Board 2, Manhattan's SLA Committee #2 to present an application to the NYS Liquor Authority for new Tavern Wine Liquor License to operate a neighborhood coffee café in a corner, ground floor storefront located within a four-story, residential apartment building (circa 1949) at the corner of Hudson and Perry Streets; this building falling within NYC LPC's designated Greenwich Village Historic District; and

ii. Whereas, the storefront proposed to be licensed was previously operated since 2017 as a fitness studio, and before that for decades as a dry cleaner, the corner storefront having never previously operated for eating and drinking or licensed for the service of alcohol, the interior ground floor premises is roughly 900 sq. ft., with a set of stairs leading to 500 sq. ft. basement (basement for storage purposes only), there is no full-service kitchen, the menu featuring coffee, pastries, crepes along with cold food offerings and wine, the Applicant seeking to operate on the adjoining public sidewalks on Hudson and Perry Streets for a total of 21 tables and 42 exterior patrons seats, the application showing there may be heating elements used in conjunction with the sidewalk seating, the applicant stating at the CB2, Man. hearing that they have removed the exterior seating from the instant application stating that they will be filing for it once they complete the Dining Out NYC application process but that it should not be considered as part of the instant application at this time, the exterior seating exceeding the

number of patron seats for the interior, the interior seating being an additional 17 tables and 34 seats and one bar with 5 seats for a total interior occupancy of 39 patrons, with only 1 public bathroom to serve all patrons both interior and exterior, the store front infill being fixed without operable doors or windows that open out to the sidewalk; and

- iii. **Whereas**, the Applicant's hours of operation will be Sundays to Thursdays from 7 AM to 11 PM and Fridays and Saturdays from 7 AM to 12 AM, music will be quiet recorded background only; there will be no DJ's, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; and
- iv. **Whereas**, the addition of 42 exterior seats on the public sidewalks on Perry and Hudson Streets, is excessive and inappropriate for this residential neighborhood and while not part of the instant application, it was originally submitted as part of the instant application and removed at the last minute and should be considered as part of the impact of licensing the premises, especially on Perry Street, where no such exterior seating for the service of alcohol has ever previously existed, and where residents live immediately above and adjacent to the proposed exterior seating, the Perry Street sidewalk not being of appropriate depth to accommodate the numbers of seats proposed, and the service aisle, while also allowing for the proper passage of pedestrians; and
- v. **Whereas**, there was substantial opposition to this Application from residents living on Perry Street and on Hudson Street, as well as the local block association, the objections raised focused both on the over-saturation of liquor licenses in the immediate vicinity, with the number of exterior seats on Hudson and Perry Streets being overwhelming, the immediate area already being inundated with licensed premises both next door and within the same building and across the streets, with all four storefronts on Hudson Street within this same building being for the service of alcohol, there being another café directly across the street on the southeast corner of Perry and Hudson Streets being very similar in nature (Café Kitsune Inc & CK Hudson LLC Lic ID # 0267-21-116844) serving breakfast, coffee, tea and wine in addition to sandwiches and salads yet closing at an earlier hour (9 PM) which is more aligned with the method of operation of a coffee café such as the instant application serving lite bites, coffee and wine; there being multiple late night restaurants located within a block of the instant application (Café Kitsune Inc & CK Hudson LLC Lic ID # 0267-21-116844, Francis Louis LLC dba Anton's, Lic ID #0340-23-137491; Ecuindi Corp dba Café Panino Mucho Giusto, Lic ID #0240-23-140705; Perry & Hudson LLC dba Dante West Village, Lic ID #0340-22-108799; Hot Corner Ventures Corp dba WXOU Radio, Lic ID #0340-23-133626; Upright Holdings 547 LLC dba Leitao, Lic ID #0340-23-131270; Kanekei Inc dba Ramen Misoya, Lic ID #0240-23-140289; Newstead Restaurant LLC dba Left Bank, Lic ID #0340-23-134087; Uno Nove Otto Corp dba Canto West Village, Lic ID #0340-21-121212; 117 Perry West Inc dba Canto Café, Lic ID #0267-23-128809; White Horse Hospitality LLC dba White Horse Tavern, Lic ID #0340-21-120035; Slice West Village dba Slice, the Perfect Food, Lic ID #0240-23-140590) and many more expanding a block further in all directions; and
- vi. **Whereas**, the Applicants when confronted with these objections not being willing to compromise as to hours of operation to be more aligned with other coffee shops in the area or to reduce or eliminate the sidewalk seating on Perry Street, additionally the applicants did not

have a plan for soundproofing the premises, simply stating it would be soundproof, the resident living directly above the premises expressing their concern about noise from the premises being heard in their home from 7 AM until after 12 AM; and

- vi. **Whereas**, no one appeared in favor of the application from the Community, the applicant's attorney stating that their other licensed premises are similar in nature with residences above and surrounding the premises yet those establishments are located on West 56th Street and Columbus Avenue, both of which are heavily-trafficked four or five lane streets with larger buildings being very different in nature from the character of Hudson and Perry Streets with Perry and West 11th Street being three lanes with one traffic lane and either parking or no parking in the other two lanes and the buildings being primarily three to four stories with none as tall as those in the applicants other locations; and
- vii. **Whereas**, legitimate questions having been raised about the significant impacts caused by the excessive number of patrons being served alcohol to the above-referenced exterior areas surrounded by residences, where no such service has ever existed previously, with this part of Hudson Street already being overwhelmed by the service of alcohol to the sidewalks and roadbeds running along this roadway, and the method of operation for this particular application as a coffee shop and wine bar being one focused on the service of alcohol, there being so many other wine bars already sited within this area, and throughout Greenwich Village; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Restaurant Wine License application for **Perry Cafe Inc 552 Hudson St aka 101 Perry 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 license, temporary or otherwise is issued to this Applicant.

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 tavern wine liquor license for **Perry Cafe Inc 552 Hudson St aka 101 Perry St 10014**:

1. The hours of operation will be from 7 AM to 10 PM Sundays through Saturdays. No patrons will remain after stated closing time.
2. Any future sidewalk café seating will be located on Hudson Street only and close no later than 9 PM and abide by all rules, regulations and procedures of the Dining Out NYC program. All tables and chairs will be secured at this time.
3. The door on Perry Street will be alarmed and used as emergency egress only.
4. The premises will be soundproofed sufficiently so as not to cause a disturbance to adjacent residences at any time.
5. Will not make changes to the existing façade except to change signage, awning and/or hinges on existing French doors.

Vote: Unanimous in favor (6–0)

Vote: Unanimous in favor (6–0)

3. Forrest Solutions Inc dba Rolex & Tudor 29-35 9th Ave 10014 (Bottle Club—Watch Retail Store)

- i. Whereas**, the Applicant and the Applicant’s Attorney appeared before CB2, Manhattan’s SLA Licensing Committee #2 to present an application to the Liquor Authority for a Bottle Club License to provide complimentary drinks to retail customers while operating a Rolex/Tourneau watch store, the retail watch business being located within a six-story M1-5 zoned, commercial building built in 1910 (Block #646/Lot #7503), the building falling within NYC LPC’s designated Gansevoort Market Historic District; and
- ii. Whereas**, the retail store is 3,941 sq. ft. on the ground floor, and has been operating with a Bottle Club License since 2021 (Tourneau LLC, Lic ID #0415-23-126123), the previous licensee, Tourneau, had hired Forrest Solutions as a third party company to provide staffing for the beverage service, the instant application being that Forrest Solutions will apply for a bottle club license and Tourneau will surrender their bottle club license, the retail store will remain being operated by Tourneau, there will be no changes in hours or method of operation aside from the applicant no longer limiting its alcoholic beverages to wine products only, all service will remain taking place at a small bar with 5 seats, there will remain a two drink minimum and there will be no shots of liquor served; and
- iii. Whereas**, the storefront premise does not have French doors or operable windows on the front façade, and there is no sidewalk cafe; and
- iv. Whereas**, the method of operation will remain as a retail store for the purpose of selling Rolex watches, the service of alcoholic beverages being complimentary to its customers during store hours of operation from 11:00 AM to 6:00 PM on Sunday and 10 AM to 7 PM Monday through Saturday, with no TVs, and music will be background only; and
- v. Whereas**, the Applicant executing a stipulations agreement with CB2, Man. that they agreed would be attached and incorporated into their method of operation on their Bottle Club License. They are as follows:
 1. Will operate as a high-end retail watch store.
 2. The hours of operation will be from 11:00 AM to 6:00 PM Sunday and 10:00 AM to 7:00 Monday through Saturday.
 3. Service of alcohol will be limited to a two drink maximum. There will be no shots of alcohol serviced
 4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 5. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 6. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.

7. Will not have televisions.
8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
9. Will not install or have French doors, operable windows or open facades.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. The premises will not have dancing, DJs, live music, promoted events, cover charges, scheduled performances, velvet ropes or metal barricades.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial for a Bottle Club license to **Forrest Solutions Inc dba Rolex & Tudor 29-35 9th Ave 10014** unless the statements of the applicant as presented to CB2, Man. are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “Method of Operation” of the NYSLA liquor license.

Vote: Unanimous in favor (6–0)

4. Chillhouse 75, LLC dba ChillHouse 75 Varick St. 10013 (New TW–Bar/Tavern)
(previously unlicensed)

- i. **Whereas**, the applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application for a new tavern wine license to operate a wellness salon and café “offering coffee, lattes, light bites and bake goods with facials, massages and manicures” in a ground floor storefront within a 16-story commercial building on Varick Street between Canal and Watts Street; formerly a retail storefront operated at this location; and
- ii. **Whereas**, the premises proposed for licensing was previously operated for years as a retail store prior to the applicant opening at the location in November/2019, the applicant appearing before CB2, Man. in [November/2019](#) at which time board unanimously recommended approval of the application, the applicant not moving forward with the application at the time due to the Covid pandemic, the instant application being the same as what was presented in 2019, the applicant explaining that the certificate of occupancy will be changed to permit accessory eating and drinking for the café, the location being in a long-standing building (1930) in Hudson Square, the storefront premises being roughly 3,200 square feet, to be use operated as a wellness salon with ancillary café; and
- iii. **Whereas**, the café will have 8 tables with 16 table seats, no stand-up bar for liquor service but there will be food service at the café counter, for a total patron seat capacity of 16 patrons, all service of alcohol will take place in the entry / lobby area, there will be no TVs, music will be background only from iPods/CDs/streaming services, there will be one (1) entrance and one (1) exit for patrons, two patron bathrooms; and

- iv. **Whereas**, the hours of operation will be from 8 AM to 8 PM, 7 days a week, there are no operable doors or windows nor any plan to change the exterior storefront façade, there will be no DJs, no promoted events, no live music or TVs, no sidewalk café or other outdoor areas for the service of alcohol; and
- v. **Whereas**, the applicant executed a stipulations agreement with CB2, Man. that they agreed would be attached and incorporated into their method of operation on their Restaurant Wine license and the stipulations are as follows:
1. Will operate as a wellness salon and café with less than a full kitchen but will serve food during all hours of operation.
 2. The hours of operation will be from 8 AM to 9 PM daily and no patrons will remain after stated closing time.
 3. Will operate with less than a full service kitchen but will serve food during all hours of operation.
 4. Will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
 5. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 6. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 7. Will not have service or consumption of alcohol beyond the front entry area / café.
 8. Will not have a sidewalk café now or in the future.
 9. Will not have any televisions.
 10. Will not have more than four (4) events per year and all events will be open to the public.
 11. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 12. Will not install or have French doors, operable windows or open facades.
 13. Will not make changes to the existing façade except to change signage or awning.
 14. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
 15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 16. The premises will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged or any scheduled performances, no velvet ropes or metal barricades and no security personnel.
 17. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 18. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
- vi. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being 26 active licensed premises within 750 feet of the proposed premises according to LAMP to be licensed and an additional 3 pending licenses within this same area, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and

- vii. **Whereas**, a member of the community indicated that despite not having been licensed, the premises under the current owners had been used in the past several years for a number of events which included the service of alcohol to guests, it not being clear whether these were promotional events or private events and whether the appropriate permits had been obtained; and,

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the tavern wine application to **Chillhouse 75, LLC, dba ChillHouse, 75 Varick St. 10013** unless the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “Method of Operation” of the NYSLA liquor license.

Vote: Unanimous in favor (6–0)

5. Foursome NYC LLC dba Foursome 9 Jones St 10014 (OP–Restaurant)

- i. **Whereas**, the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 for a new on-premises liquor license to operate a full-service restaurant serving authentic Turkish fare within a ground floor storefront within an seven-story residential building (circa 1902) on Jones Street between Bleecker and West 4th Streets in Greenwich Village, this building falling within NYC LPC’s designated Greenwich Village Historic District Extension II; and
- ii. **Whereas**, the ground floor storefront sought to be licensed is a transfer application from No Thing Group LLC (Lic ID #0340-23-129084) which operated as a Greek restaurant from approximately 2021–2024 with a similar method of operation as presented here, and prior to that as Mazi Hospitality Group LLC dba Voula (Lic ID #0340-19-108589, the interior storefront being roughly 2,000 sq. ft. (1,300 sq. ft. on the first floor and 700 sq. ft. basement, with the basement connected by an interior staircase and not for patron service), with 17 tables and 22 seats, 1 bar with 10 seats for a total patron capacity of 52, a full service kitchen, the storefront’s infill having existing, operable doors in the front that open out to the public sidewalk, the doors will be kept closed at all times allowing only for patron ingress and egress, there is no outdoor seating included with this application, the applicant has agreed to not apply for any roadbed seating until 2029 should they want it in the future; and
- iii. **Whereas**, the proposed hours of operation for the interior are Sunday to Thursday from 9 AM to 12 AM and Fridays and Saturdays from 9 AM to 1 AM, there will be no TVs, music will be recorded background music at conversational levels only, there may be live acoustic music played during weekend brunch which will end by 3 PM and the may be DJs at private events but music will remain at background levels and will be played through the existing sound system; there will be no promoted events, no dancing, no scheduled performances or cover fees, no velvet ropes and no movable barriers, no security personnel or doorman; and
- iv. **Whereas**, the Applicant met with the Central Village Block Association via zoom and reached an agreement on a number of stipulations regarding the method of operation; and

v. **Whereas**, the Applicant executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan which should continue to be incorporated into the Method of Operation for the On Premise License, with those stipulations as follows:

1. The premises will be advertised and operated as a full-service restaurant serving Turkish fare with the kitchen open and full menu items available until closing every night.
2. The interior hours of operation will be Sunday to Thursday from 9 AM to 12 AM and Fridays and Saturdays from 9 AM to 1 AM. No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. Will not apply for any future roadbed seating, if permitted under the Dining Out NYC program, until the year 2029.
6. Will ensure doorway to rear yard is an alarmed door to prevent patron and employee access aside from emergency egress.
7. Will play recorded background music at conversational levels only, inclusive of any private parties or events. There may be acoustic live music (no brass, percussion, microphones or amplification) played during Saturday/Sunday brunch. Live music will end no later than 3 PM. There may be DJs to curate music at private events only. DJ will play music at background levels playing through the existing sound system. 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 all times, allowing only for patron ingress and egress.
10. Will not have patron occupancy/service to any portion of the basement of licensed premises.
11. Will not install or have French doors, operable windows or open facades.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. There will be no “bottle service” on the sale of bottles of alcohol except for the sale of bottles of wine products.
16. Will not have dancing, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/doorman.
17. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
18. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
19. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **103 active licensed premises** within 750 ft. and

16 pending licenses according to LAMP; the Applicant's hours and the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new on premise liquor license to **Foursome NYC LLC dba Foursome 9 Jones St 10014** **unless** the statements the Applicant has presented are accurate and complete and that the above-stated conditions and existing stipulations agreed to by the Applicant continue to be incorporated into the into the "Method of Operation" of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor (6-0)

6. Heermance Farm Kitchen LLC dba Heermance Farm Kitchen 183 Christopher St 10014 (Catering–liquor/wine)

- i. Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA #2 Committee to present an application to the NYS Liquor Authority for a new on-premises catering establishment liquor license on the ground floor of a C1-6-zoned, two (2)-story mixed-use building (ca. 1900) on Christopher Street between Weehawken and Washington Streets (Block #636/Lot #39); and
- ii. Whereas**, the premises had been operating since approximately 2014 as Heermance Farm Purveyors, a "gourmet bodega" primarily focused on New York State products offering their own sustainably grown New York produce from Heermance Farm in Tivoli, NY in addition to salads, sandwiches, soups and dry goods; they have also done catering for local offices and non-profits and have hosted private events, the instant application being to change the method of operation from the retail store / bodega to a catering and private event space, the principal having been a principal in Bongo, a creative seafood and cocktail lounge in the neighborhood from approximately 2009–2019 and has been a principal of Heermance Farm Purveyors from approximately 2014–2021; and
- iii. Whereas**, the hours of operation for the service of alcohol will be from 8 AM to 1 AM Sundays to Saturdays (7 days a week); there will be no exterior spaces including no use of the backyard or sidewalk, there will be dancing, DJs and live music with all music being played at background levels only; there will be no promoted events, no live music or scheduled performances, no cover fees, there may be no more than four (4) televisions/monitors which will be operated in "closed caption" mode only without sound; and
- vi. Whereas** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the "Method of Operation" of the on-premises catering establishment license, with those stipulations as follows:
 1. Premise will be advertised and operated as a catering establishment and private event space serving the neighborhood.
 2. The hours of operation will be Sundays to Saturdays (7 days a week) from 8 AM to 1 AM.

3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. Will have live music, DJs and recorded music, with all music played at background levels only. No music will be audible in any adjacent residences at any time.
6. Will ensure soundproofing is adequate so as not to create a disturbance to residents.
7. Will have no more than 4 televisions / monitors no larger than 54". TV will operate in "closed caption" mode only without sound.
8. Will close all doors and windows no later than 10 PM or anytime there is a DJ or live music playing.
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 obtain Place of Assembly Certificate and will keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and drink specials.
12. Will not have any of the following: promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades.
13. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA
14. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
15. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new on-premises catering establishment license in the name of **Heermance Farm Kitchen LLC dba Heermance Farm Kitchen 183 Christopher St 10014** **unless** the statements presented by the Applicant are accurate and complete and that all the conditions and stipulations agreed to by the Applicant are incorporated into the "Method of Operation" of the NYSLA Liquor License.

Vote: Unanimous in favor (6–0)

7. One Jane LLC dba Cinico 1 Jane St 10014 (OP–Bar/Tavern) (previously unlicensed)

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Committee #1 to present an application to the NYS Liquor Authority for an on-premises tavern liquor license to operate serving "Italian high quality food and beverages with a concentration on evening dinner service" in a six (6)-story, C1-6-zoned, mixed use building (c. 1939) on Elizabeth Street between Canal and Hester Streets (Block #204/Lot #24), this building falling within NYC LPC's designated Greenwich Village Historic District; and
- ii. **Whereas**, the ground floor premises is roughly 595 sq. ft.; there will be 8 tables with 14 seats and one (1) bar with eight (8) seats, there is one (1) entry which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and

- iii. **Whereas**, the hours of operation are from 4 PM to 12 AM Sundays through Saturdays (7 days a week); the instant application listing live music and DJs, scheduled performances, events with cover fees and private parties, there will be no TVs, there will be both sidewalk and roadbed seating as part of the Dining Out NYC program; and
- iv. **Whereas**, the premises has been operating from 2019 to 2024 as Glosslab nail salon and prior to that had been a clothing store from approximately 2013 to 2016 and a coffee bar operating without a liquor license prior to that; and
- v. **Whereas**, the principal for the instant application is the principal of a coffee bar which opened on Madison Avenue in September/2023 (BVJH International Corporation dba Cinico, Lic ID #0267-24-100297, exp 12/31/25), that coffee bar offering breakfast, lunch and dinner with posted closing hours of 9 PM daily, that premises being much larger and having a full kitchen where bread and meals are made; and
- vi. **Whereas**, the Applicant having met with the local block association, that block association customarily involved with residents further to the West of the instant application and therefore no immediately impacted residents were involved with that meeting, the Applicant not doing any outreach to those living directly above the premises, there being approximately 40 residential units in the building, additionally there is a large condominium building with approximately 240 units adjacent to the premises and a number of residences directly across from the premises both on Greenwich Avenue and Jane Street; after meeting with the block association the applicant removed DJs and live music from the application and had told the block association that he would remove the roadbed dining and had agreed to close at 10 PM Sundays through Wednesdays and 12 AM Thursdays through Saturdays, that patrons at tables would be required to order food in addition to drinks, that the premises would operate as reservation-only, the block association had additionally requested there be no events; and
- vii. **Whereas**, during the SLA Committee meeting the Applicant stated that they would like to have roadbed dining and would agree to stop the service of alcohol outside at 10 PM, that they would operate as a reservation-only restaurant but also said that they would take walk-ins any time there were seats available; questions were asked as to how the premises would be a place that concentrates on dinner when there was no full kitchen, the Applicant stating that they would create the meals at their Madison Avenue establishment and reheat it at the premises, this raised additional concerns that the method of operation as a restaurant could not operate independently from the Applicant's other establishment, that it was dependent on the other kitchen to provide the bulk of the food, concerns were raised that this was just going to be an evening bar with lite bites, the Applicant stating they are bringing something unique to the neighborhood and that they "specialize in coming into neighborhoods that need more", there being numerous restaurants and bars within a block of the instant application (Church Key Tavern NYC LLC dba Jack and Charlie's 118 Lic ID # 0340-23-138082, Dahan Hospitality Inc dba Caffe Aronne Lic ID #0267-23-131111; Tea & Sympathy Inc, Lic ID #0240-23-140782; Saint Sabino LLC dba San Sabino Lic ID #0340-24-103315; Green 90 Inc dba Johnny's Bar, Lic ID #0370-24-110981; Uncle Biagio LLC dba Don's Next Door, Lic ID #0340-23-128715; Uncle Biagio LLC dba Don Angie, Lic ID #0340-23-129421; Mino Wine Bar LLC dba Mino Brasserie, Lic ID #0240-22-101282) three of these focused on Italian fare

with full kitchens and high-end cocktail menus, there being additional Italian-focused establishments another block south on Greenwich Avenue, a wine bar a block away from the instant application and two typical “red sauce” Italian restaurants another block away to the West on 8th Avenue; and

- viii. **Whereas**, concerns were raised that the Applicant was not presenting a clearly defined method of operation, the Applicant wanting to bring his brand to this location, that brand being barely a year old, being primarily a coffee shop with morning through earlier evening hours serving breakfast, lunch and simple dinner and not being consistent with the instant application, additionally the Applicant was unable to fully describe what type of events they would have, mentioning there might be a prosciutto evening or some classes, whether they would be open to walk ins or would be something that people would register for beforehand; and
- ix. **Whereas**, after hearing the presentation at CB2, Man. the block association stated they were not in support of the application, citing that this is a previously unlicensed location in an area not lacking in various types of restaurants, coffee shops and cafés, that there was still a lack of clarity on the method of operation and they did not see the public interest in the application; additionally CB2, Man. received a letter from a resident living directly above the premises in opposition to the application due to concerns about soundproofing, the outdoor seating and late hours, the request for DJs and live music, that resident unable to attend the hearing; and
- x. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the on-premises liquor License at this location, **there being 63 active licensed premises** within 750 ft. and 8 pending licenses according to LAMP; the application presented being unclear in the method of operation, the Applicant having done no outreach to adjacent residents and seeming unfamiliar with the area and the other surrounding establishments, the various methods of operation described offering nothing not already available within a short block or two of the instant application, the instant application not able to function independently of the applicant’s other establishment due to the food offerings being prepared at the Madison Avenue location and brought down daily to this establishment; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for an on-premises tavern liquor license for **One Jane LLC dba Cinico 1 Jane St 10014**; and

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

Vote: Unanimous in favor (6–0)

- 8. Crevette LLC 10 Downing St 10013 (OP–Restaurant) (Dining Out NYC–Sidewalk)**
- i. Whereas,** the Applicants and their Attorney appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application to the NYS Liquor Authority for a new on premise liquor license to operate a full-service restaurant focusing on seafood inspired by the coasts of France and Spain, within a commercial storefront located in a seven story residential apartment building (circa 1940) at the corner of Downing Street and Sixth Avenue, this building falling within NYC LPC’s designated Greenwich Village Historic District Extension II; and
 - ii. Whereas,** the storefront is roughly 4, 576 sq. ft. with 23 tables and 84 seats, one stand-up bar with 8 seats for a total interior patron seating of 94 persons, with a full service kitchen, there being an entrance to the restaurant on both Downing Street and the intersection of Downing Street and 6th Avenue, there are double doors with windows that fold open leading to a roughly 410 sq. ft. sidewalk café facing Sixth Avenue covered by a large awning, the Applicants having no plans to alter the existing front façade; and
 - iii. Whereas,** the hours of operation will be Sundays to Wednesdays from 11 AM to 12 AM and Thursdays to Saturdays form 11 AM to 1 AM, there will be a sidewalk café consisting of not more than 12 tables and 48 seats on 6th Avenue only, the sidewalk café will be close by 11 PM every night and all doors and windows will be closed by 10 PM every night except for patron ingress and egress, music on the interior will be quiet background only consisting of music from iPod/CD’s/streaming services (i.e. no active manipulation of music – only passive prearranged music), there will be no dancing, DJs, live music, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen; and
 - iv. Whereas,** the Applicants are the principals of two other restaurants in our district (Damselle LLC dba Lord’s, Lic ID # 0340-23-136030 and Pesh LLC dba Dame, Lic ID # 0340-23-139277), which opened in 2022 and 2021 respectively and have operated without complaints; they had reached out to neighbors and the local block association and came to an agreement on hours and method of operation as it relates to the instant application with the block association welcoming them to the neighborhood; and
 - v. Whereas,** the applicant has executed a stipulations agreement with CB2 that they agreed would be attached and incorporated into the method of operation on the new restaurant on-premises liquor license stating that:
 1. Premises will be a full-service modern European seafood restaurant inspired by the coasts of France and Spain with the kitchen open and full menu items available until closing every night.
 2. Hours of operation will be Sundays to Wednesdays from 11 AM to 12 AM and Thursdays to Saturdays form 11 AM to 1 AM. No patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.

4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café operating under the Dining Out NYC program consisting of not more than 12 tables and 48 seats on 6th Avenue. All service will be from within the sidewalk café boundaries to seated patrons only. No exterior music, speakers or TVs. No sidewalk seating on Downing Street.
 5. Sidewalk café will close no later than 11 PM. All tables and chairs will be secured at this hour.
 6. No roadbed seating.
 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 have not more than 12 private parties per year.
 10. Will have not have televisions.
 11. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
 12. Will not make changes to the existing façade except to change signage or awning.
 13. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
 14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
 16. Will not have dancing, DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or barricades, security personnel or doormen.
 17. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 18. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
 19. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- ix. Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **124 active licensed premises** within 750 ft. and 21 pending licenses according to LAMP; the Applicant’s hours and the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a On-Premises Restaurant L License in the name of **Crevette LLC 10 Downing St 10013** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of

Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: 4 in favor (D. Raftery, C. Booth, E. Olson, B. Paper), 2 against (K. Bordonaro, Dr. S. Smith)

9. 4 Charles Street Restaurant LLC dba 4 Charles Prime Rib 4 Charles St 10014 (OP– Restaurant, Lic ID #0340-22-104246) (Alteration to add adjacent space)

- i. Whereas**, the General Manager and Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 in May/2024 to present an Alteration Application to their existing On-Premises Restaurant Liquor License (Lic ID #0340-22-104246, exp. 10/31/24) to the existing fine dining restaurant serving American cuisine focusing on steak and fish in a three (3)-story mixed-use building with basement-level retail (c. 1910) on Charles Street between Greenwich Avenue and Waverly Place (Block #611/Lot #56), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. Whereas**, the premises is located below-grade in the basement level (826 sq ft for seating and kitchen) and cellar (546 sq ft for storage use only) with approximately 10 tables and 45 seats and one (1) service bar for a total of 45 seats; and
- iii. Whereas**, the hours of operation are from 8 AM to 4 AM with last seating at 11:30 PM 7 days a week, the restaurant rarely open past 1 AM with the exception of private events/parties, music is quiet background only consisting of music from iPod/CD’s/streaming services (i.e. no active manipulation of music – only passive prearranged music), there is no security personnel, no televisions, no DJs, no promoted events, no scheduled performances or cover fees, no private parties; and
- iv. Whereas**, the Applicant has been in operation at this location since 2016, the original application being heard by CB2, Manhattan in [April/2016](#); and
- v. Whereas**, the Alteration Application is to add the above ground, vacant residential first floor apartment to the licensed premises to create a private dining room, there will be one table with approximately 12 seats and one (1) service bar increasing the total number of patron seats to 57, there will be two (2) bathrooms which will be located in the newly-acquired premises and can be accessed from the main dining room through an interior stairway; access to the private dining room is via a separate street-level entry, the premises will continue to operate under one name, there is no outdoor seating as part of the instant application; and
- vi. Whereas**, the Attorney has said that the Applicant is in full agreement with the stipulations as provided but is frequently overseas and was unable to execute the stipulation agreement before CB2, Man. May/2024 full board meeting, asking to lay the application over until June, the Applicant still unable to provide the executed stipulation agreement but CB2, Man. was assured again as recently as August 22, 2024 that the Applicant’s establishment was closed for the month but that they are in agreement with the stipulations provided, with those stipulations as follows:

1. Premises will be advertised and operated as an intimate full service supper club with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 5 PM to 4 AM Sunday through Saturdays (7 days a week) with the last seating no later than 11:30 PM nightly. No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
6. Will not have televisions.
7. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
9. Will not have patron occupancy/service to any portion of the cellar of licensed premises.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
14. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or security personnel.
15. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
16. Will appear before CB2, Man. for change in method of operation/alteration to license prior to submitting plans for any permanent sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that Community Board 2, Man. recommends **denial** of the application for the alteration application of the existing On-Premises Restaurant Liquor License in the name of **4 Charles Street Restaurant LLC dba 4 Charles Prime Rib 4 Charles St 10014**, **unless** the statements presented by the Applicant are accurate and complete and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the NYSLA Liquor License.

Vote: Unanimous in favor (5 board, 1 public with vote taken during May/2024 committee meeting)

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

- 10. Puttery Manhattan LP dba Puttery 446 W 14th St 10014** (OP–Restaurant) (DJ) (Security Personnel) (Change in Method of Operation: 1st, 2nd, 3rd floors–2AM; Cellar– 4AM, lounge, patron dancing, outside promoters, scheduled performances)

Whereas, following this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on September 5, 2024, the Applicant requested **to lay over** this application to October/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 **Puttery Manhattan LP dba Puttery 446 W 14th 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 in favor (6–0)

- 11. 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 September 5, 2024, the Applicant requested **to lay over** this application to October/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 in favor (6–0)

- 12. West Hospitality LLC 432 6th Ave 10011** (OP–Restaurant/Bar) (Dining Out NYC–sidewalk)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on

September 5, 2024, the Applicant requested **to lay over** this application to October/2024 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **West Hospitality LLC 432 6th 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 in favor (6-0)

13. 76 Carmine Group LLC 76 Carmine St 10014 (OP-Restaurant) (Dining Out NYC-sidewalk)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on September 5, 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 **76 Carmine Group LLC 76 Carmine St 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6-0)

14. Pyramid Effect LLC dba Fellini 176 7th Ave South 10014 (Class Change) (OP-Restaurant) (Alteration: move customer bar) (Dining Out NYC-sidewalk)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on September 5, 2024, the Applicant requested **to lay over** this application to October/2024 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license,

restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Pyramid Effect LLC dba Fellini 176 7th Ave South 10014** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (9 board, 1 public)

Respectfully submitted,

Donna Raftery, Chair, SLA Licensing Committee
Community Board 2, Manhattan

DRAFT

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

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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The Human Services Committee of Community Board No. 2, Manhattan held its regular monthly meeting on July 25, 2024, at 6:30pm in a hybrid format.

Committee Members Present in person or remotely and counting towards quorum: Susanna Aaron (Chair), Ritu Chattree (Vice Chair), Keen Berger, Ryder Kessler, Zachary Kazzaz,

Committee Members Absent With Notice: Ivy Kwan Arce, Emma Smith

Public Members Present: Rachel Yarmolinsky

Other CB2 Members Present: Carter Booth, Jeannine Kiely, Donna Raftery

CB2 Staff Present: Mark Diller (District Manager),

Agenda:

Substance use in CB2: Guest Bridget Brennan of the District Attorney's Office of Special Narcotics shares with us the trends, developments, and strategies to address substance use in our district and our city.

[CORRECTION: Ms. Brennan is the Special Narcotics Prosecutor for the City of New York, an office which is not within the District Attorney's office. See <https://www.snpnyc.org>]

Guests:

Bridget Brennan, Special Narcotics Prosecutor

Calvin Solomon, Director of Community Outreach, Office of Special Narcotics Prosecutor

REPORT:

Office of the Special Narcotics Prosecutor for the City of New York (OSNP)

This office was created 50 years ago by the New York State Legislature and is unique in the country in that it has jurisdiction for felony narcotics offenses throughout the five boroughs (counties) of New York City. The prosecutor is appointed by the city's five District Attorneys. Its grand jury sits in Manhattan. Ms. Brennan has served as its director for 25 years.

The mission of the office is to focus on cases of citywide impact, such as those involving large criminal organizations. The premise of its approach is that cutting off supply can lead to reduced drug usage and reduced financial gain from the drug industry.

The office generally collaborates with investigative organizations: NYPD, DEA, Homeland Security, ie.

Felony offenses are those that carry sentences of more than a year in prison. The sale of drugs is a felony. Possession of a large amount of drugs is also a felony.

Narcotics include fentanyl, heroin, cocaine, opioid pills. They do not include methamphetamine or cannabis unless those are together with a narcotic drug.

Narcotics are a subset of a larger group of controlled substances. (Cannabis is no longer illegal, but when it was it was its own category.)

The OSNP does not handle misdemeanors, which are managed by the DA's office. An example of a misdemeanor is possession of drugs of a small weight that is consistent with personal use rather than sales.

TRENDS IN CB2

Brennan shared a map showing arrests for drug sales in CB2 for 2023 and 2024. The 6th precinct of NYPD made 62 arrests for drug sales in 2023. So far in 2024 it has already made 88 arrests. These are concentrated along 6th Avenue, West 3rd St, near Minetta Lane, etc. (The map did not show activity in the Meatpacking District but it is not clear that data from there was included in the map.) Brennan interprets this activity to indicate that there is more effort being spent on stopping drug activity in CB2.

In February of 2024 the OSNP did some work in the area of Washington Square Park and made some arrests, but in general it works farther north and not in our area.

A map of arrests for misdemeanor drug possession covers a larger area, concentrated along 6th Avenue, WSP, and farther north. The number of arrests for 2023 is comparable to the number of arrests in the first six months of 2024. Again, Brennan interprets this to mean that the precinct is concentrating more of its resources on drug activity.

The largest growth in types of drug, by far, is fentanyl and cocaine. The 6th precinct also saw pharmaceutical drugs such as oxycodone, some hallucinogens. Its list does not include heroin.

FENTANYL

Fentanyl is a synthetic opiate and much cheaper to produce than cocaine or heroin, which are plant-based and must be harvested and refined. It stays in the body's system briefly and users must often use several times a day. It is powerful and very dangerous. Fentanyl is mainly being produced in Mexico with chemicals from China. It is trucked across the southwest border in heavy loads that come into the Bronx. It is offloaded in the Bronx and then transported for bagging and redistribution. From New York it is shipped to Pennsylvania, Maryland, and elsewhere.

Some readers may recall the news story of kilos of fentanyl hidden in a compartment under a daycare center in the Bronx, resulting in the death of a child.

There is also a dangerous social media market for illegal pills. These are highly dangerous: very good counterfeit versions of Oxycodone, Adderall, Xanax, and all likely to contain fentanyl. A freshman student at Brooklyn Tech High School died last year after ingesting fentanyl.

OTHER DRUGS

"Tranq" is actually xylazine, an animal tranquilizer not approved for human use. It is a sedative, and like Fentanyl has a sedating effect on the body. It is not responsive to Narcan – Narcan is only effective on opioids – and it causes skin abscesses. OSNP is seeing it in the drug supply now.

OVERDOSES

80% of drug overdose deaths in NYC are related to fentanyl.

Overdose deaths in NYC are higher in the first six months of 2024 than they were in all of 2022 or 2023.

There were just four OD deaths in the 6th precinct between January and October of 2023 and their locations does not suggest a specific pattern. When there are clusters of deaths, this often indicates to OSNP that there is a cluster of drug dealers in the area and it will focus attention there to reduce deaths. Brennan guesses that the training of Narcan use and its wide distribution is also contributing to overdoses that do not result in death.

QUESTIONS AND ANSWERS:

DRUG USE SPILLOVER EFFECTS:

CB2: Is there a correlation between hotspots of drug usage and other serious crime?

Brennan and Solomon: We see a correlation with crime in areas that have high drug usage. You can see it in the 25th precinct and in the 28th and even in the 6th: shoplifting, grand larceny, thefts, low level drug dealing, theft of Amazon deliveries, car break-ins, burglaries. Fentanyl goes through the body quickly and people use multiple times a day. They don't have jobs or money to pay for drugs, and they're not going to get them for free, and they have to get the money somehow.

IMPACT OF OVERDOSE PREVENTION CENTERS

CB2: We've heard about two safe injection sites in Manhattan operated by OnPoint, on West 180th St and on 104 East 126th St. This approach seems like good solution to preventing overdose deaths. What is your opinion of these?

Brennan and Solomon: Many people in the [Harlem] community have been quite vocal. There is a daycare center across the street from the safe injection facility. Around the corner is a methadone clinic. We've received a lot of complaints about open drug selling, and about the concentration of services in the area tailored to drug users. The area attracts drug dealers, and users don't always go indoors. They use on the street, and in the subway station, and Marcus Garvey Park. This area is covered by the 25th precinct of NYPD and the number of overdose deaths has increased.

The site on West 180th Street in Washington Heights is less vocal and doesn't have the level of community organizing that East Harlem has. The biggest complaints regard a school that is two blocks away. The precinct reports a concentration of drug usage in the area, in a playground across the street, under scaffolding on the street. Users gather at night to buy drugs. The precinct generally sends a car out before school hours to clear out the area for the protection of children.

CB2: Is the problem that these harm reduction centers are clustered in areas? They are next to a methadone clinic, they are in vulnerable communities where there is already high rates of drug activity. I spoke to someone who was a former prosecutor who felt that if there were MORE overdose prevention centers, that it might reduce those vicious circles. What do you think?

Brennan: There is really no research that supports the idea that supervised injection sites reduce overdose deaths. In Vancouver, Canada, where they began, overdose rates have escalated.

One problem is that they are not legal so they don't answer to anyone. The sites in NYC are under nobody's supervision - neither the city's Department of Health nor the state's. You don't want that kind of structure. The fallout for the neighborhood just doesn't make sense to me. Rhode Island is one state where the legislature has passed a statute outlining a structure, selecting a site. The site is in a relatively isolated area and has all kinds of other services, whether it's a social worker or a clinic. If you want to access the site in Rhode Island you will have to go through counseling and treatment – a whole package of supports. That kind of thing I could get behind.

NARCAN

CB2: Would it be helpful to have vending machines of Narcan? We understand there was a program designed to provide Narcan through vending machines. There were supposed to be 10 of those machines. Four were rolled out and have distributed 2,100 kits, but we understand the program was shuttered by a lack of organizations willing to partner with them. Would it be helpful for our board to advocate for these?

Brennan and Solomon: I don't know that you need a vending machine, but what I would suggest is just that you get to do naloxone training. If a group does naloxone training it will receive a supply of Narcan and carrying it can save a life. Naloxone – Narcan – is most effective when applied by people who are trained to use it. Narcan has no negative effect on the body if it turns out the person was not actually overdosing. The one effect it can have is to produce immediate withdrawal symptoms in someone with a substantial habit. Training teaches how to handle that, too.

CITY HOTSPOTS

Brennan and Solomon: The worst kind of drug markets are probably up in the Bronx. The 25th precinct in Manhattan is pretty bad. There are areas in the 9th precinct that are bad, and we've had violence associated with them. The highest rates of overdose deaths by far are in the Bronx. They have about seven of the top 10 overdose districts. But if you're living in your neighborhood and you're afraid to go out at night because someone will be strung out on your stoop, it doesn't make any difference if other areas have it worse than you. It feels pretty bad.

CB2: Should we advocate for reduced scaffolding?

Brennan: Yes, drug dealers want to be hidden. So we want more openness, more light on the street.

CITIZEN ACTIVITY

CB2: What are things that community members can do? Should they bother reporting activity that they see?

Brennan: I think that they should continue to report because that is what gets attention. You guys are doing a good job of making noise, and I hear you. We're trying to figure out, where are your hotspots? That gets the wheels moving.

LAW ENFORCEMENT AND REDUCED DRUG ACTIVITY

CB2: What can we do as a board? It seems that increasing policing and prosecution alone hasn't reduced drug sales and activity in our area.

Brennan and Solomon: We have worked in the Times Square area reducing the number of people selling drugs, and we have seen a reduction of deaths in that area. We think there are four recognized ways to reduce overdose deaths:

- 1) Supply control: law enforcement. Does it feel ineffective? Yes, but it's about disrupting sales. You disrupt, and disrupt, and disrupt, and if the seller thinks s/he's actually going to face a consequence – and by the 4th or 5th time they're arrested for selling drugs there will be *actual* consequences – you make a dent. You won't declare victory, but – and we did this in the crack epidemic – you take parts of the city back, row by row, block by block. What you *don't* want to do is normalize selling of drugs.
- 2) Harm reduction: Increase training and distribution of Narcan. Harm reduction centers.
- 3) Treatment: The number of people entering treatment is declining. People don't respond to just being offered the option of treatment. We have to think of ways to get people into treatment. When somebody's been charged with a narcotic crime and we believe their crime is really motivated by their drug use, we will offer treatment as an alternative to incarceration. There are people who've told us they would never have stayed with a treatment program but for that incentive.
- 4) Prevention: Not a “scared straight” approach, but getting information to people so that they know what is in the drug supply and the risks they're running, especially children. We are working with Department of Education now to do more outreach. My guess is senior centers could use that information as well.

I believe that we have overemphasized Steps 1 and 2. I'd like to see us emphasize Steps 3 and 4.

A DIFFICULT PROBLEM:

CB2: The question of supply or demand being the problem is interesting. We see a high demand for Safe Havens for homeless individuals, and those can connect folks to addiction and mental health services.

Brennan: I speak at international conferences and what I hear over and over again is, what is it with the US? Nobody has the kind of problem we have. Canada is the other country that comes anywhere near us; Scotland is the next highest in terms of OD rate. I think we are victims of an accident of geography, a rich country right next to a poor country, Mexico.

CB2: People in our community are frustrated. This topic is covered every month at the local precinct meetings. A lot of people are not accepting treatment, and we have this little circle that is growing.

Brennan: When we started offering treatment as opposed to incarceration, we had success with that. A lot of people don't like that model, but we may have to do something like that because people don't respond to just the offer of treatment. And they are committing crimes. Not just drug crimes, but a lot of other crimes associated with it. So that would be my number one message, is to think about how to get more people into treatment. And the second is getting out the prevention message.

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

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Brian Pape, *Assistant Secretary*
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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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PARKS & WATERFRONT COMMITTEE MEETING

September 4, 2024

The Parks & Waterfront Committee of Community Board #2, Manhattan held its monthly meeting on Wednesday, September 4, 2024, at 6:30 in person at CB2's office and via Zoom

The meeting covered one subject: our committee's submission to Community Board 2 District Needs Assessment.

Board Members Present: Rich Caccappolo (Chair); Benjamin Listman; Shirley Secunda; Edward Siegel

Board Members Remote: Susanna Aaron (Vice Chair); Chris Dignes; Matthew Metzger; Frederica Sigel

Board Members Absent with Notice: Ritu Chattree

Board Members Absent without Notice: Anne Hager

Public Members Remote: Elizabeth Gilmore; Sharon Woolums

Public Members Absent with Notice: Coral Dawson

Other Board Members Present: Jeannine Kiely

In total, approximately 25 people attended the meeting.

There were no resolutions resulting from this meeting.

Topic: discussion to create our committee's submission to this year's Community Board 2 District Needs Assessment

After introducing our two new, recently appointed committee members, Benjamin Listman and Edward Siegel, our discussion began with an explanation of the District Needs Assessment purpose, process, anticipated deliverables and timings.

We then shared and reviewed our committee's list from last year and the pages of responses from all City agencies to last year's full CB2 submission. Then, we began the process of considering new P&W committee requests along with those requests that had not been delivered over the year. Our committee decided to include most of those still open requests on our submission for this year. Our list has two parts: capital requests and expense requests. It was explained that all requests under \$50K or with expected lifetimes under 5 years are expenses. A capital asset is one that has both a useful life of 5 or more years and a purchase price in excess of \$50,000.

We decided to cut change some of the requests we made in last year's submission to "meeting topics" at which we will work to devise more specific requests. Our resulting list, which we will contribute to the full CB2 process, and which will be prioritized against other committee contributions, is as follows:

- Our community requires a Recreation Center and an outdoor pool. The Tony Dapolito Recreation Center has been closed for years and may not be salvageable or able to be repaired or that so may prove not worth doing for the cost that will be required. The outdoor pool that exists next to the building has been closed for several summers and will remain closed for several more because the wall of the rec center building is unstable and collapse of it could injure pool users. We are separating our discussion of the re-opening of the Tony Dapolito Recreation Center into 2 requests and we (our committee and CB2) want to be part of the process that the city will run to make these decisions:
 - o Rec Center: In July of this year, Community Board 2 passed a resolution asking that the new proposed affordable housing building at 388 Hudson "include a NYC Parks recreation center of at least three floors at the base of the building footprint". Our capital request is to deliver on this request, if funding is required from the city; it is thought that the chosen developers of the new building might be provide the funding for the rec center themselves.
 - o Outdoor pool and mural: preserve and protect the existing Keith Haring mural and preserve or replace the outdoor pool.
- Allocate funds to repair the playground and the pathway between the field and the playground and courts at James J Walker Park, recognizing that a "master plan" for the full block may result from the process of reconsidering the space currently occupied by the building that is the Tony Dapolito Center
- Allocate funds for the permanent preservation of the Elizabeth Street Garden, in its entirety, on land owned by NYC Department of Citywide Administrative Services, on a through lot on Elizabeth Street and Mott Streets, between Prince and Spring Streets.

Repairs or updates or process changes not requiring capital allocations, but possible expense spending:

- Allocate funds to investigate opportunities to add more dog parks and dog runs, including some with grass, in our community.
- Allow funds to determine where to locate a place for skateboarders to congregate and skate, since they are not supposed to utilize open space, they are currently using such as Washington Square Park and Mercer Playground.
- Allocate funds to add benches at the three "pocket parks" on Avenue of the Americas – Minetta Playground / Golden Swan, Minetta Green and Minetta Triangle Park.
- Issues at LaGuardia Garden with "ponding" between and on the east side by Morton Williams and sinking within the gardens continue to occur and cause risks, especially in the winter when they can freeze and become dangerous to pedestrians. (realizing repairs may require capital, not just expense)
- Despite efforts by the Department of Parks and Recreation to address the problem of rat infestation, the CB2 office constantly receives complaints about rats in Washington Square Park and the parks along Avenue of the Americas (Minetta Triangle, Minetta Playground and Golden Swan). We are requesting additional resources targeting it and note that special focus should be paid to rat burrows and tunneling in and around trees because such damage to the root base is causing trees to lean and eventually damaged trees have to be removed because of the hazard of them falling.

Future meeting topics, rather than need requests at this time:

- Review the purpose and the most effective use of the space at the Time Landscape, including re-thinking the area completely.
- Re-imagine the Playground of the Americas at Houston St. and Avenue of the Americas.
- Vesuvio Playground: after our request to clean up the drain at the southwest corner of the space last year, the Parks Department responded by implementing a fix which helped considerably; however, the drain has not been completely connected into the sewer, which we are told would resolve the issue.
- Potential new or improved uses for Canal St. Park and Freeman Plaza, including as skateboard or dog parks, though both uses have dedicated spaces in nearby Hudson River Park.
- Consider new uses for Grand Canal Court space which will be returned to the community in the coming year(s) after the subterranean work / project is completed. The pledge from the city was to return it in its' prior form, i.e., basketball courts, but there may be opportunity to re-imagine it
- Review the latest thinking and plans for the space that is Duarte Square and the de-mapped street recognizing that a large building is planned for the city-block sized section to the west

Respectfully submitted,

Rich Caccappolo,
Chair, Parks & Waterfront Committee
Community Board 2, Manhattan