

Susan Kent, Chair
Valerie De La Rosa, 1st Vice Chair
Eugene Yoo, 2nd Vice Chair



Antony Wong, Treasurer
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Brian Pape, 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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FULL BOARD MEETING AGENDA

DATE: Thursday, March 20, 2025
TIME: 6:30 PM
PLACE: In Person at NYU Gould Welcome Center, 50 West 4th Street, and via Zoom

- 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

IV. ELECTION OF OFFICERS

V. APPROVAL OF THE FEBRUARY FULL BOARD MINUTES

VI. RESOLUTIONS FROM STANDING COMMITTEES

- | | |
|-----------------------------------|-----------------|
| 1. Landmarks | Chenault Spence |
| 2. Human Services | Susanna Aaron |
| 3. Schools & Education | Patricia Laraia |
| 4. Street Activities & Resiliency | William Benesh |
| 5. SLA Licensing | Donna Raftery |
| 6. Cannabis Licensing | Mar Fitzgerald |

VII. REPORTS WITHOUT RESOLUTIONS

- | | |
|----------------------|-----------------|
| • Parks & Waterfront | Rich Caccappolo |
|----------------------|-----------------|

IX. NEW BUSINESS

X. ADJOURNMENT

March 2025						
◀ February					April ▶	
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 STREET ACTIVITIES & RESILIENCY	4 SLA-1	5 PARKS & WATERFRONT	6 SLA-2	7	8
9	10 CANNABIS LICENSING	11 OUTDOOR DINING WG	12 LAND USE	13 LANDMARKS	14	15
16	17	18 EXECUTIVE	19 CANNABIS LICENSING FULL BOARD PACKAGE	20 FULL BOARD	21 FIRST FULL APRIL '25 CALENDAR VIA EBLAST	22
23	24 SCHOOLS & EDUCATION	25 TRAFFIC & TRANSPORTATION	26 OUTDOOR DINING WORKING GROUP	27 HUMAN SERVICES	28	29
30 Eid al Fitr (begins at sundown)	31					

April 2025						
◀ March						May ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 SLA-1	2 PARKS & WATERFRONT	3 SLA-2	4	5
6	7 STREET ACTIVITIES & RESILIENCY	8 OUTDOOR DINING WG	9 LAND USE	10 LANDMARKS	11	12 Passover (begins at sundown)
13	14 CANNABIS LICENSING	15 EXECUTIVE	16 FULL BOARD PACKAGE	17 FULL BOARD	18 Good Friday	19
20 Easter Passover (ends at sundown)	21 SCHOOLS & EDUCATION	22 TRAFFIC & TRANSPORTATION	23	24 HUMAN SERVICES	25 FIRST FULL MAY '25 CALENDAR VIA EBLAST	26
27	28	29	30			

May 2025						
◀ April						June ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5 STREET ACTIVITIES & RESILIENCY	6 SLA-1	7 PARKS & WATERFRONT	8 SLA-2	9	10
11 Mother's Day	12 CANNABIS LICENSING	13 OUTDOOR DINING WG	14 LAND USE	15 LANDMARKS	16	17 Armed Forces Day
18	19 SCHOOLS & EDUCATION	20 EXECUTIVE	21 FULL BOARD PACKAGE	22 FULL BOARD	23 FIRST FULL JUNE '25 CALENDAR VIA EBLAST	24
25	26 Memorial Day	27 TRAFFIC & TRANSPORTATION	28	29 HUMAN SERVICES	30	31

June 2025						
◀ May						July ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 STREET ACTIVITIES & RESILIENCY	3 SLA-1	4 PARKS & WATERFRONT	5 SLA-2	6	7
8	9 CANNABIS LICENSING	10 OUTDOOR DINING WG	11 LAND USE	12 LANDMARKS	13	14 Flag Day
15 Father's Day	16 SCHOOLS & EDUCATION	17 EXECUTIVE FULL BOARD PACKAGE	18 FULL BOARD	19 Juneteenth	20	21
22	23	24 TRAFFIC & TRANSPORTATION	25	26 HUMAN SERVICES	27 FIRST FULL JULY '25 CALENDAR VIA EBLAST	28
29	30					

July 2025						
◀ June						August ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4 Independence Day	5
6	7 STREET ACTIVITIES & RESILIENCY	8 SLA-1	9 PARKS & WATERFRONT	10 SLA-2	11	12
13	14 CANNABIS LICENSING	15 OUTDOOR DINING WG	16 LAND USE	17 LANDMARKS	18	19
20	21	22 EXECUTIVE	23 FULL BOARD PACKAGE	24 FULL BOARD	25 FIRST FULL AUGUST '25 CALENDAR VIA EBLAST	26
27	28 SCHOOLS & EDUCATION	29 TRAFFIC & TRANSPORTATION	30	31 HUMAN SERVICES		

<div> <div>◀ July</div> <div>August 2025</div> <div>September ▶</div> </div>						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 STREET ACTIVITIES & RESILIENCY	5 SLA-1	6 PARKS & WATERFRONT	7 SLA-2	8	9
10	11 CANNABIS LICENSING	12 OUTDOOR DINING WG	13 LAND USE	14 LANDMARKS	15	16
17	18 EXEC (FULL BOARD) PACKAGE	19 EXECUTIVE	20	21	22 FIRST FULL SEPTEMBER '25 CALENDAR VIA EBLAST	23
24	25 SCHOOLS & EDUCATION	26 TRAFFIC & TRANSPORTATION	27	28 HUMAN SERVICES	29	30
31						

September 2025						
◀ August						October ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 Labor Day	2 SLA-1	3 PARKS & WATERFRONT	4 SLA-2	5	6
7	8 STREET ACTIVITIES & RESILIENCY	9 OUTDOOR DINING WG	10 LAND USE	11 LANDMARKS	12	13
14	15 CANNABIS LICENSING	16 EXECUTIVE	17 FULL BOARD PACKAGE	18 FULL BOARD	19 FIRST FULL OCTOBER '25 CALENDAR VIA EBLAST	20
21	22 Rosh Hashana (begins at sundown)	23	24 Rosh Hashana (ends at sundown)	25 HUMAN SERVICES	26	27
28	29 SCHOOLS & EDUCATION SLA-1	30 TRAFFIC & TRANSPORTATION SLA-2				

<div> <div>◀ September</div> <div>October 2025</div> <div>November ▶</div> </div>						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 Yom Kippur (begins at sundown)	2 Yom Kippur (ends at sundown)	3	4
5	6 STREET ACTIVITIES & RESILIENCY	7 SLA-1	8 PARKS & WATERFRONT	9 SLA-2	10	11
12	13 Columbus Day / Indigenous People's Day	14 OUTDOOR DINING WG	15 LAND USE	16 LANDMARKS	17	18
19	20 CANNABIS LICENSING	21 EXECUTIVE	22 FULL BOARD PACKAGE	23 FULL BOARD	24 FIRST FULL NOVEMBER '25 CALENDAR VIA EBLAST	25
26	27 SCHOOLS & EDUCATION	28 TRAFFIC & TRANSPORTATION	29	30 HUMAN SERVICES	31	

November 2025						
◀ October						December ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 STREET ACTIVITIES & RESILIENCY	4 Election Day	5 SLA-1 PARKS & WATERFRONT	6 SLA-2	7	8
9	10 CANNABIS LICENSING	11 Veterans Day	12 LAND USE	13 LANDMARKS	14	15
16	17 OUTDOOR DINING WG HUMAN SERVICES	18 EXECUTIVE	19 FULL BOARD PACKAGE	20 FULL BOARD	21 FIRST FULL DECEMBER '25 CALENDAR VIA EBLAST	22
23	24 SCHOOLS & EDUCATION	25 TRAFFIC & TRANSPORTATION	26	27 Thanksgiving Day	28	29
30						

<div> <div>◀ November</div> <div>December 2025</div> <div>January ▶</div> </div>						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 STREET ACTIVITIES & RESILIENCY	2 SLA-1	3 PARKS & WATERFRONT	4 SLA-2	5	6
7	8 CANNABIS LICENSING	9 OUTDOOR DINING WG	10 LAND USE	11 LANDMARKS	12	13
14 Hanukkah (begins at sundown)	15	16 EXECUTIVE	17 FULL BOARD PACKAGE	18 FULL BOARD	19	20
21 Start of Winter (Winter Solstice)	22 Hanukkah (ends at sundown) SCHOOLS & EDUCATION	23 TRAFFIC & TRANSPORTATION	24	25 Christmas	26	27
28	29 FIRST FULL JANUARY '26 CALENDAR VIA EBLAST	30	31			



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LANDMARKS AND PUBLIC AESTHETICS COMMITTEE

The Community Board 2, Manhattan Landmarks and Public Aesthetics Committee held its monthly meetings on February 13th, 2025, by hybrid video conferencing from the CB2 conference room.

Committee Members Present: Chenault Spence (Chair) (remote), Susan Gammie (Vice-Chair), Brian Pape, Anita Brandt

Committee Members Absent with Notice: Eugene Yoo, Valerie De La Rosa, Bo Riccobono

Public Members Present: Andy Clark

Public Members Absent with notice: Albert Bennett

Board Members Present: None

Guests: Dena Tass-Winter (Village Preservation)

1. *5 E. 10th St. – Application is to restore front facade, replace windows throughout and modify certain rear windows, and remove rear facade louvers and restore opening and construct a rooftop addition with elevator and stair bulkhead.

Whereas:

A. The house will be converted from a multi-family to the historic use as a single-family house.

B. The front fifth floor studio window is proposed to be changed to a similar design with narrower mullions; and

C. A 7'X 7' elevator enclosure and small rooftop structure extending 12' above the bulkhead and are 19' from the front facade are minimally visible; and

D. The non-original bay window and rear extension are to be removed; and

E. A new rear steel window 21' high spanning the basement and parlor floors is an unrelieved void with no divisions or reference to its covering two stories; and

F. The upper rear floors have conventional double hung punched windows; now

Therefore be it resolved that CB2, Manhattan recommends:

- A. **Approval** of the front window and the elevator tower and rooftop structure; and
- B. **Approval** of the removal of the demolition of the non-historic rear additions; and
- C. **Approval** of the rear upper stories' double hung windows; and
- D. **Denial** of the basement and parlor floor window unless it is modified with divisions to define the separation of the two floors and break up the large expanse of glass with some reference to historic design and detailing.

Vote: Unanimous

2. *94 Bank St. – Application is to excavate the rear yard, demolish the rear facade, construct horizontal and vertical extensions, and renovation of the front facade.

Whereas:

- A. The house will be converted from a multi-family house to the historic use as a single-family house.
- B. The front facade was proposed to be restored with 6 over 6 non-historic aluminum windows; and
- C. The applicant agreed in discussions with the Committee to modify the application to provide for historic design wooden windows; and
- D. The existing non-historic pink color is to be retained; and
- E. The color sample of the proposed white color for front facade woodwork is unacceptably bright where a softer, historic color would be appropriate; and
- F. The non-historic rear addition is to be demolished and there is no original rear facade remaining; and
- G. A proposed new rear extension in brick varies between 9' and 12' owing to the irregular lot with a remaining 15' terrace extending to the rear lot line; and
- H. The proposal for full width windows throughout the rear facade results in a modern style design with no historic reference, especially with the lack of tripartite punched double hung windows on the upper floors as is usual for upper rear facades in the district; and
- I. The rooftop addition is 9' 11" high in standing seam zinc with sloped roof front and a pitched window with screened mechanical equipment on its roof and is set back 14' from the front facade; and
- J. The rooftop addition with the mechanical equipment on its roof results in a total height of about 12' and unacceptable visibility of a partly full width mass; and
- K. An extension of the basement into the garden area requires 9' excavation and an 18' length of underpinning at the rear and extends to the lot line bordered by varying height gardens at the sides; now

Therefore be it resolved that CB2, Manhattan recommends:

A. **Approval** of the front facade work provided that the windows are of a historic wooden design as agreed by the applicant and that the paint is a historic, soft white; and

B. **Approval** of the demolition of the non-historic rear extension; and

C. **Denial** of the rooftop construction unless the height is reduced by moving the mechanical equipment to a non-visible location.

C. **Denial** of the rear extension unless it is in line with the extension of the adjacent house to the west in order to preserve the remaining doughnut area and that the upper floors above the parlor floor be in historic punched double hung design in the historic tripartite configuration; and

D. **Approval** of the rear yard excavation and basement extension provided that all regulations are followed, and customary care is taken with the underpinning and the security of the neighboring gardens to ensure the integrity of adjoining buildings and gardens.

Vote: Unanimous

3. *357 Bleecker St. – Application is to remove existing rear extension and construct an added rear yard extension and add a rooftop structure.

Whereas:

A. The house remains in its existing configuration of retail at street level and one unit above built to the rear lot line in the rear with the roof of the ground floor extension serving as a patio; and

B. The front facade restoration and change of casement windows to historic double hung windows is to be approved by the Commission staff; and

C. The existing non-historic extension is to be removed and a new extension extending 4'6" onto the patio and 11' above the roofline joined with a full width rooftop addition setback 22' from the facade; and

D. The rooftop addition, its steel safety railing with fire ladder, and a mechanical screen on its roof is together minimally visible from any public thoroughfare; and

E. The rear extension is proposed to be in red brick at the back and stucco on the north wall; and

F. The rear extension windows are non-historic full width throughout with inoperable solid plate glass and though their design is acceptable in the confined space of the back patio, the expanse of glass in the openings presents unacceptable voids not suitable to the building; now

Therefor be it resolved that CB2, Manhattan recommends:

A. **Approval** of the mass of the rear extension and the rooftop addition; and

B. **Denial** of the two materials (brick and stucco) at the rear the rear facade and north side and it is recommended that they be in the same finish; and

D. **Denial** of the glazing of the rear window and that it be divided in a reasonable scale with some operable sections.

Vote: Unanimous

Respectfully submitted,

A handwritten signature in dark ink, reading "Chenault Spence". The signature is written in a cursive, flowing style.

Chenault Spence, Chair

DRAFT

Susan Kent, *Chair*
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Eugene Yoo, *Second Vice Chair*

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HUMAN SERVICES

The Human Services Committee of Community Board No. 2, Manhattan held its regular monthly meeting on February 27, 2025, at 6:30 p.m. in a hybrid format.

Committee Members Present in person or remotely and counting towards quorum: Susanna Aaron (Chair), Keen Berger, Arturo Fernandez, Janet Liff, Emma Smith

Committee Members attending remotely but not counting towards quorum: Ritu Chattree (Vice Chair)

Committee Members Absent With Notice: Juliet Kaye, Ryder Kessler, Zachary Kazzaz, Ivy Kwan Arce

Public Members Absent with Notice: Rachel Yarmolinsky

NOTE: THERE WAS NO QUORUM AT THIS MEETING.

Agenda:

- 1) *Aging in Place: Resources for Area Seniors. A conversation with Visiting Neighbors.
- 2) *Discussion of National Parks Service's altered language describing the Stonewall National Monument as only commemorating the rights of "LGB" individuals.

Guests:

Cynthia Maurer, Executive Director, Visiting Neighbors
Howie Shake, Coordinator, Visiting Neighbors

1) REPORT:

1. Overview of Visiting Neighbors' History

- Visiting Neighbors has been serving seniors since 1972, focusing on companionship and support.
- The organization began as a small group aiming to reduce hospital readmissions by providing friendly visits to seniors.
- Only 17% of NYC seniors visit senior centers.
- VN serves about 1000 people between 30th Street to South Ferry.

2. Current Trends and Demographics of Clients

- The average age of clients has increased from 79 to 90 over the past decade.
- Clients range from age 60 to 107. (When someone is young, they have usually faced an unexpected event such as illness or tragedy.)

- A third are over 90, and 90% of these live alone.
- 98% cannot afford services beyond basic needs.
- Many face loneliness and limited mobility.

3. Programs and Services Offered

- **Friendly Visiting:** Core program where volunteers are matched with seniors based on interests to provide companionship.
- **Shop and Escort Services:** Assisting seniors with errands and appointments to foster independence and emotional support.
- **Health Advocacy:** Volunteers serve as advocates in medical settings, ensuring that seniors receive proper care and attention.
- **Emergency Planning:** Seniors are encouraged to maintain emergency contacts, health care proxies, and medication lists.
- **Special Occasions Program:** Celebrating significant events in seniors' lives to combat loneliness and promote community. The first year of holiday season program caused the traditional holiday spike of accidents to drop to year-round levels.
- We are not social workers. We consider our work that of being "best friends."

4. Volunteer Engagement and Management

- Currently, there are 250 regular volunteers, with additional volunteers for emergencies and seasonal support.
- Volunteers range in age from 14 to 92 and contribute to various programs; many have been with the organization for decades.
- Training is provided to ensure volunteers can effectively support seniors and recognize signs of distress. Volunteers are not qualified to serve clients with Alzheimers.

5. Funding and Budgetary Concerns

- The organization operates on a budget of approximately \$350,000, relying on grants, private contributions, and City Council funding. The Manhattan Borough President Office provides funding every other year, though the previous MBP made allocations annually.
- Qualifying for City Council funding entails oversight and auditing by NYC Dept for the Aging.
- The organization's contract with the NYC Dept for the Aging was canceled in 2010.
- There are concerns about the sustainability of funding, with a need for increased financial support to meet growing demand.
- Staff of four full-time employees.
- Additional funding would allow hiring of a nurse to do on-site assessment.
- In addition to staff, costs include insurance, printing, postage, emergency needs, and others.

6. Future Needs and Expansion Opportunities

- Expansion could fill gaps in neighborhoods and increase the number of seniors served.
- The organization aims to maintain personalized services rather than adopting a one-size-fits-all approach, focusing on individual needs.

2) RESOLUTION OPPOSING ALTERATION TO THE NATIONAL PARKS SERVICE'S DESCRIPTION OF THE STONEWALL NATIONAL MONUMENT.

WHEREAS

1. The Stonewall National Monument, located in Manhattan's Community District 2, is the National Park Service's first site to honor the importance of the LGBTQ civil rights movement in the historical narrative of the United States; and
2. Since the site's designation as a national monument in 2016, the NPS has described this monument as celebrating the rights of "LGBT" Americans and continues to do so on [one of its web pages](#); and
3. While the nomenclature for this civil rights movement varies and has been known by acronyms such as "LGBT," "LGBTQ," "LGBTQ+," and others, the "T" for "Transgender" is always included; and
4. As of February 13, 2025, the [wording on the NPS website](#) has changed to "LGB," erasing the word "Transgender" from the description of those whose civil rights are commemorated in this monument; and
5. The word "transgender" describes people whose gender identity does not correspond with the sex registered for them at birth, and in modern parlance has replaced pejorative terms historically used as slurs; and
6. That there were transgender men and women at the Stonewall Inn in 1969, and that there are and have been transgender Americans throughout the nation's history, is undisputed fact; and
7. Millions of individuals from all nationalities and walks of life visit the Stonewall National Monument each year and rely on its historical accuracy to provide education, inspiration, or personal pride.

THEREFORE, BE IT RESOLVED THAT COMMUNITY BOARD 2, MANHATTAN

1. Is proud to house the nation's first national monument to the civil rights movement of the LGBTQ community; and
2. Strongly objects to the offense committed by the National Parks Service of erasing the initial "T" – for "Transgender" - from a monument intended to accurately record history and honor those who have fought for their civil rights as American citizens; and
3. Interprets this alteration of language as a statement by NPS denying that transgender individuals exist; or denying that they were historically harmed by laws and prejudice; or denying that they merit inclusion in the civil rights movement that this monument commemorates; and
4. Finds that any of these objectives is offensive, inaccurate, and subverts the stated mission of the NPS to "preserve unimpaired the natural and cultural resources and values of the National Park System for the enjoyment, education, and inspiration of this and future generations."
5. Calls for the immediate restoration of the word "transgender" (and its abbreviation) on the Stonewall National Monument website and all related documents.

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SCHOOLS & EDUCATION COMMITTEE MEETING February 2025

The Schools & Education Committee met on Monday, February 24, at 6:30 PM, in the conference room of the CB2 office (hybrid).

CB 2 Schools & Education Members Present (in-person): Patricia Laraia (Chair), Mar Fitzgerald (Vice Chair), Juliet Kaye, Matthew Metzger

CB 2 Schools & Education Board Members Absent with Notice: Keen Berger and Rich Caccappolo

CB 2 Schools & Education Members (remote): Emma Smith and Ed Ma

CB 2 Schools & Education Board Members (remote): Carter Booth, Valerie De La Rosa and Dr. Shirley Smith

Representative from Electeds (remote): Nicole Barth of CM Eric Bottcher

Guests (remote): Superintendent Kelly McGuire, Darlene Lutz, Rebecca Todd, Molly Walzer, Cyrus Luong, Grace How, Tania Ibarra, Elizabeth Kelly, Cristina Feith, Maggie Riggs, Theseus Roche, Nocile Savini, Justin Guzman, Bridget Johnson, Monia Desai, Lily Yeung

Guests (in person): Amelia Raymond, Phylis Ekhaus, and Mae Lee (CB 3 Board Member)

Agenda: Protecting Our Schools & Students — An important discussion on the impact of immigration enforcement in NYC schools with speaker Superintendent Kelly McGuire

District 2 [Superintendent Kelly McGuire](#) provided an overview of the district's response to the enrollment of asylum-seeking families and the protocols in place to protect students from ICE interventions.

Key points discussed included:

Enrollment and Support: The district has enrolled between 1,500 and 2,000 asylum-seeking students, focusing on providing support through evidence-based instruction, literacy programs, and professional development.

ICE Protocols: Schools have strict protocols to prevent ICE from entering school premises without legal documentation, such as warrants or subpoenas. Staff are trained to contact legal counsel immediately if ICE attempts to enter.

Attendance and Mental Health: There was a brief dip in attendance (10%) following heightened federal immigration rhetoric, but numbers have since stabilized. The need for additional mental health services for affected families was highlighted.

Community Concerns: Committee members and attendees raised questions about the legal protections for students, the effect on school attendance, and the adequacy of resources like MetroCards and food assistance for immigrant families.

The meeting concluded with a unanimous vote to pass the resolution, which will be sent to the mayor, chancellor, and local elected officials. Superintendent McGuire expressed willingness to return for further discussions if needed.

Business session: The committee discussed a draft resolution opposing the January 13 directive allowing ICE access to schools, emphasizing the need for clearer, more comprehensive policies to protect students and families.

Resolution Opposing the January 13, 2025, Directive Allowing ICE Access to NYC Public Schools

1. **WHEREAS**, New York City Public Schools (NYCPS, formerly NYC Department of Education (DOE) must remain safe havens for all students, regardless of their immigration status, to ensure their right to a secure and uninterrupted education; and
2. **WHEREAS**, the January 13, 2025, [*Privileged & Confidential Procedure for In-Person Interactions with Non-Local Law Enforcement Guidance for City Employees*](#)¹ memorandum directs NYC Public Schools and social service providers to allow non-local law enforcement agents, including Immigration and Customs Enforcement (ICE) personnel, to enter school grounds to detain or question undocumented students; and
3. **WHEREAS**, this directive directly undermines the mission of public education, instills fear among students and families, and creates a chilling effect that discourages school attendance, particularly among immigrant and undocumented students; and

¹ <https://www.nytimes.com/interactive/2025/02/06/nyregion/nyc-memo-shelters.html>

4. **WHEREAS**, the directive is incongruent with multiple legal protections, and many recent policies, including but not limited to:
- a. [New York State Human Rights Law \(Executive Law Article 15\)](#)²: Mandates schools to accept students experiencing homelessness, including migrant children, without excessive documentation or discriminatory residency requirements;
 - b. [Chancellor's Regulations A-412 & A-831](#)³: Explicitly prohibit immigration enforcement agents from entering school property without approval from the Chancellor's Office and legal review and prohibit the disclosure of student records without parental consent or a lawful judicial order;
 - c. [NYC Executive Orders 34 & 41](#)⁴: Limits city agencies, including schools, from cooperating with federal immigration enforcement except in cases involving a judicial warrant or serious crime;
 - d. [NYC Public Schools Protocols for Non-Local Law Enforcement](#)⁵: States that "NYCPS does not consent to non-local law enforcement accessing school facilities, and school principals and other school personnel may not permit access without legal approval";
 - e. [The Family Educational Rights and Privacy Act \(FERPA\)](#)⁶: Prohibits the sharing of student records with outside agencies, including ICE, without parental consent or a judicial order;
 - f. [New York State Education Department \(NYSED\) Guidance](#)⁷: Affirms that schools are safe zones where immigration enforcement actions should not take place; and
 - g. [DHS/ICE 2011 Sensitive Locations](#)⁸ & [2021 Protected Areas Guidelines](#)⁹: Prohibits ICE and other federal law enforcement agencies from performing enforcement actions at schools without a judicial warrant.
5. **WHEREAS**, the U.S. Supreme Court ruling in [Plyler v. Doe \(1982\)](#)¹⁰ affirms that undocumented children have a constitutional right to a public education without

² <https://dhr.ny.gov/system/files/documents/2024/05/hrl.pdf>

³ <https://www.schools.nyc.gov/docs/default-source/default-document-library/a-831.pdf#:~:text=This%20regulation%20requires%20the%20designation%20of%20a.and%20follow%20Dup%20procedures%20for%20student%2Dto%2Dstudent%20sexual%20harassment.>

⁴ <https://www.nyc.gov/site/immigrants/about/local-laws-executive-orders.page>

⁵ <https://www.schools.nyc.gov/school-life/school-environment/immigrant-families/protocols-for-non-local-law-enforcement>

⁶ <https://studentprivacy.ed.gov/ferpa>

⁷ <https://www.nysed.gov/sites/default/files/oag-go-sed-immigration-students.pdf>

⁸ <https://www.ice.gov/doclib/ero-outreach/pdf/10029.2-policy.pdf>

⁹ https://www.dhs.gov/sites/default/files/publications/21_1027_opa_guidelines-enforcement-actions-in-near-protected-areas.pdf

¹⁰ <https://supreme.justia.com/cases/federal/us/457/202/>

discrimination, and this directive contradicts that ruling by creating an environment of fear and exclusion; and

6. **WHEREAS**, the presence of immigration enforcement in schools places an undue burden on educators and school staff, who are not trained nor equipped to act as immigration agents, and diverts them from their primary responsibility of educating and supporting students, and is counter to their right and responsibility to protect their students under the U.S. Constitution and federal and state law; and
7. **WHEREAS**, school communities thrive when they foster inclusivity, safety, and trust, and policies that enable ICE access to schools create trauma and anxiety that hinder students' ability to learn and succeed; and
8. **WHEREAS**, the NYC Public Schools Panel for Educational Policy ([PEP](https://www.schools.nyc.gov/get-involved/families/panel-for-education-policy))¹¹ has passed a [resolution](https://www.schools.nyc.gov/docs/default-source/data/resolution-affirming-the-status-of-nycps-as-a-welcoming-citywide-district-for-all-students.pdf?sfvrsn=3aa86757_1)¹² affirming the commitment of New York City Public Schools (NYCPS) to maintaining a safe and welcoming environment for all students, regardless of immigration status; and
9. **WHEREAS**, the [Open Arms Families Seeking Asylum](https://www.schools.nyc.gov/school-life/know-your-rights/project-open-arms)¹³: Comprehensive Support Plan outlines critical measures taken by NYC Public Schools to support newly arrived immigrant students and families, including inter-agency collaboration, enrollment assistance, transportation services, language access, social-emotional support, and partnerships with community-based organizations to address basic needs, legal aid, and academic success; and
10. **WHEREAS**, the [New York State Guidance on Safeguarding the Rights of Immigrant Students](https://www.nysed.gov/sites/default/files/oag-go-sed-immigration-students.pdf)¹⁴ issued in January 2025 by the Office of the Attorney General, the Office of the Governor, and the State Education Department reaffirms that all students, regardless of immigration status, have the right to a free public education and outlines legal protections, enrollment requirements, data privacy policies, and limitations on law enforcement access to schools to ensure a safe and inclusive learning environment.

THEREFORE, BE IT RESOLVED that Community Board 2 (CB2) strongly opposes the January 13, 2025, directive allowing ICE and other non-local law enforcement to access NYC Public Schools; and

BE IT FURTHER RESOLVED, that CB2 call on Mayor Eric Adams to **immediately rescind** this directive and reaffirm New York City's commitment to keeping immigration enforcement out of our schools; and

¹¹ <https://www.schools.nyc.gov/get-involved/families/panel-for-education-policy>

¹² https://www.schools.nyc.gov/docs/default-source/data/resolution-affirming-the-status-of-nycps-as-a-welcoming-citywide-district-for-all-students.pdf?sfvrsn=3aa86757_1

¹³ <https://www.schools.nyc.gov/school-life/know-your-rights/project-open-arms>

¹⁴ <https://www.nysed.gov/sites/default/files/oag-go-sed-immigration-students.pdf>

BE IT FURTHER RESOLVED, that CB2 urge New York City Public Schools to **establish and enforce policies** that explicitly prohibit non-local law enforcement, including ICE, from accessing school grounds without a judicial warrant and legal approval; and

- a. NYCPS collaborates with union partners, immigration advocates, and community organizations to provide training and resources for students, families, and staff on immigrant rights, legal protections, and access to health and mental health services.
- b. NYCPS provides multi-language printed and digital resources to all schools to ensure students and their families are informed of their rights and available services.
- c. NYCPS upholds and enforces policies that support immigrant students, including Deferred Action for Childhood Arrivals ([DACA](https://www.usa.gov/daca))¹⁵, Temporary Protected Status ([TPS](https://www.uscis.gov/humanitarian/temporary-protected-status))¹⁶, and Refugee Resettlement Programs, and will oppose any discriminatory policies that erode civil rights protections.
- d. NYCPS expands curriculum that reflects the diverse identities and lived experiences of its students, ensuring that schools remain inclusive spaces for learning.
- e. NYCPS complies with the Family Educational Rights and Privacy Act ([FERPA](http://studentprivacy.ed.gov/ferpa))¹⁷ to protect student information from unauthorized disclosure, which prohibits school personnel from inquiring about or recording a students' or families immigration status, and prohibits ICE, or any other non-local law enforcement agencies, access to school facilities, students, or student records for immigration enforcement purposes, except in exigent circumstances and with a judicial warrant reviewed by the Senior Field Counsel ([SFC](https://infohub.nyced.org/nyc-doe-topics/legal/office-of-general-counsel-overview-contacts/senior-field-counsel))¹⁸.
- f. NYCPS collaborates with the NYPD School Safety Division to ensure that School Safety Agents ([SSAs](https://www.nyc.gov/site/nypd/careers/civilians/school-safety-agents.page))¹⁹ do not participate in federal immigration enforcement and do not inquire about or record immigration status.
- g. NYCPS explicitly prohibits School Safety Agents from detaining students or any persons on ICE requests, ICE transfer requests, or allowing ICE to use school facilities for immigration enforcement purposes.
- h. NYCPS ensures that all students, regardless of immigration status and according to their rights,, receive equal access to school services, including free lunch programs, pupil transportation, and academic programming
- i. NYCPS upholds New York State Human Rights Law protections that prohibit discrimination based on race, ethnicity, nationality, or immigration status

¹⁵ <https://www.usa.gov/daca>

¹⁶ <https://www.uscis.gov/humanitarian/temporary-protected-status>

¹⁷ <http://studentprivacy.ed.gov/ferpa>

¹⁸ <https://infohub.nyced.org/nyc-doe-topics/legal/office-of-general-counsel-overview-contacts/senior-field-counsel>

¹⁹ <https://www.nyc.gov/site/nypd/careers/civilians/school-safety-agents.page>

BE IT FURTHER RESOLVED, that CB2 urges Mayor Eric Adams and the New York City Public Schools to affirm these commitments and work closely with local communities to ensure the safety, dignity, and educational rights of all students.

FURTHER BE IT RESOLVED, that CB2 acknowledge the February 12, 2025, [letter](#)²⁰ from Chancellor Melissa Aviles-Ramos reaffirming NYC Public Schools' commitment to protecting all students, we urge the Department of Education to take concrete steps to enforce these protections by strengthening policies that prohibit ICE and non-local law enforcement from accessing schools, ensuring staff are fully trained on protocols and have the resources they need, and expanding outreach to inform families of their rights and available resources.

BE IT FURTHER RESOLVED, that CB2 calls on City leadership to provide **clear assurances** to students, families, and educators that NYC schools will remain safe and protected spaces for all, regardless of immigration status.

Vote: unanimous in favor

Respectfully,

Patricia Laraia

²⁰ <https://www.schools.nyc.gov/about-us/messages-for-families>

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



Antony Wong, *Treasurer*
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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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STREET ACTIVITIES AND RESILIENCY COMMITTEE

March 2025

The Street Activities and Resiliency Committee of Community Board #2, Manhattan held its monthly meeting on Monday, March 3rd, 2025, at 6:30 p.m. in person in the CB2 office and via Zoom.

Committee Members Present in Person: William Benesh (Chair), Erika Olson (Vice Chair), Amy Brenna, Eddie Siegel, Ryder Kessler

Committee Member Present Virtually (Excused): Ed Ma

Committee Member Present Virtually: Rocio Sanz

Street Activity Applications

1. ***3.15.25 – Fever Tree at Broadway – NYFTA (Sponsor: New York Food Truck Association), Broadway bet. Prince & W. Houston Sts. [partial SW closure-W.]**

Whereas, the applicant, representing beverage company Fever Tree, is seeking to hold a coffee cart activation at 575 Broadway, between Houston and Prince Streets; and

Whereas, the event is expected to consist of a cart stationed on the sidewalk, giving out free mocha lattes made from espresso martini mix from 11 AM – 5 PM on Saturday, March 15th; and

Whereas, the applicant intends to give away approximately 100-150 free coffees; and

Whereas, load-in will be at 7:30 AM and load-out at 5:30 PM; and

Whereas, trash receptacles will be included in the activation to allow for disposal of cups; and

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

Whereas, rope and stanchions will be placed along the sidewalk for line management, with attendees lining up along the curb and a greater than 5-foot pedestrian lane maintained; and

Whereas, brand ambassadors and support staff will be present during the activation to assist in line management as well as sanitation; and

Whereas, it was suggested that the applicant move the activation further north up the block – perhaps in front of the & Other Stories store – to alleviate congestion from the subway entrance at Broadway and Prince, which the applicant said they were open to doing; now

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

Vote: Adopted unanimously.

2. *3.21-3.23.25 – Victoria Secret Bombshell Activation – Gansevoort Plaza (Sponsor: NY Food Truck Association-Food Truck Promotions), W. 13th /14th Gansevoort Pedestrian Plaza [full]

Whereas, the applicant, representing apparel brand Victoria’s Secret, is seeking to hold a three-day pop-up airstream activation on the Gansevoort Plaza to celebrate the 15th anniversary of their “Bombshell” line from Friday, March 21st through Sunday, March 23rd; and

Whereas, the activation will consist of a branded trailer sited on the Gansevoort Plaza, giving out coffee in branded coffee cups to attendees as well as flower bouquets to the first 100 guests; and

Whereas, attendees will also have the opportunity to walk inside the trailer and interact with various fragrances inside, as well as to sit at “bistro tables” on the plaza; and

Whereas, seating on the plaza will remain open to the public for the duration of the event; and

Whereas, the activation will not feature amplified sound; and

Whereas, the activation will be live from 9 AM to 3 PM each day; and

Whereas, the activation will include hired security staff on site during the day and overnight; and

Whereas, the applicant has coordinated with the Meatpacking BID ahead of this event; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval of Victoria Secret Bombshell Activation – Gansevoort Plaza (Sponsor: NY Food Truck Association-Food Truck Promotions), provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted unanimously.

3. *3.27-3.30.25 Gansevoort Plaza – New Brand Launch (Sponsor: Event Permits, LLC), 12th/13th Gansevoort Pedestrian Plaza [full]

Whereas, the applicant, representing a brand/company which is currently being kept confidential, is seeking to hold a four-day pop-up activation on the Gansevoort Plaza from Thursday, March 27th through Sunday, March 30th; and

Whereas, the activation will consist of a branded art display sited on the Gansevoort Plaza, with a “light show” element that will be filmed by the applicant to support a branding and marketing effort; and

Whereas, though the applicant could not review the specific details of the activation due to a confidentiality agreement with their client, they stated that the “light show” is expected to be live from 5 PM to 9 PM each day, and will be accompanied with amplified sound kept at a reasonable volume; and

Whereas, in addition to the daily light show, the applicant plans on the first night of the activation to have a local “C list” musician present for the unveiling of the installation, who is expected to perform for approximately 15 minutes from 8:15 to 8:30; and

Whereas, seating on the plaza will remain open to the public for the duration of the event; and

Whereas, the activation will include hired security staff on site during the day and overnight; and

Whereas, the applicant has coordinated with the Meatpacking BID ahead of this event; and

Whereas, CB2 also raised with the applicant the issue of another event sponsored by said applicant on behalf of Laura Mercier, held in Feb 2025, in which the event did not align with what was presented to CB2 and caused a significant disruption to the community, and at which the on-site staff at the event seemed to have no knowledge of or link to the CB2 / SAPO application; and

Whereas, the applicant responded that this had been a specific difficult case in which their ultimate client did not accept their recommendations on security / setup and would not pay an additional amount for them to be on-site during the event; and

Whereas, the applicant stated that this occurrence is not representative of the way they conduct business and promised to be more proactive to prevent this type of issue in the future; and

Whereas, this instance serves as another example of an issue becoming increasingly aware to CB2 of permit “expeditors” who apply for SAPO permits on behalf of end clients but do not always coordinate with their end clients around the details of the SAPO permit as well as the issues and concerns raised by CB2 and community members; and

Whereas, CB2’s SAR committee expressed to the applicant the view that it is difficult to form an opinion or render a recommendation on an event without knowing the specific details of the

design elements of such event or of the ultimate client / brand being represented by the applicant; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial of Gansevoort Plaza – New Brand Launch (Sponsor: Event Permits, LLC)** unless more information on the ultimate client and setup of the activation can be provided to CB2 ahead of the event which can allow for a reassessment of the application.

Therefore Be It Further Resolved that CB2 Manhattan asks that SAPO/CECM set further guidelines for SAPO applications that require greater coordination between applications made by expeditors and ultimate clients, including the need to have someone from the applicant itself on site at the event at all times.

Vote: Adopted unanimously.

4. *3.30-4.13.25 – Moncler Mercedes Benz Vehicle Parking (Sponsor: Moncler), Prince St. bet. Greene & Mercer Sts. [SW & curb lane closure-No.]

Whereas, the applicant, clothing brand Moncler, is seeking to hold a matcha cart activation along with parking of a branded vehicle in front of its store at 99 Prince Street, between Mercer and Greene Streets; and

Whereas, the applicant noted that the time frame for the event given in the SAPO activation is incorrect, and that the activation will only take place for three days from Friday, April 4th through Sunday, April 6th; and

Whereas, the event is expected to consist of a cart stationed on the sidewalk, giving out free matcha from 11 AM – 7 PM on each of those free days; and

Whereas, additionally, the applicant intends to park a branded Mercedes “G-Wagon” in the south curb lane across the street (on the other side from the bike lane) for the duration of the event; and

Whereas, trash receptacles will be included in the activation to allow for disposal of cups; and

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

Whereas, rope and stanchions will be placed along the sidewalk for line management, with a greater than 5-foot pedestrian lane maintained; and

Whereas, 2 brand ambassador will be present during the activation to assist in line management as well as sanitation, as well as 24-hour security with 4-5 security guards; and

Whereas, the applicant stated that they were not expecting an additional line to form on the other side of the street of people looking to take a photo with the “G-Wagon”; and

Whereas, it was noted that the south curb lane of Prince is a “no parking” zone after 6 PM on weekdays, to which the applicant stated that they had cleared it with SAPO And would leave a copy of the SAPO permit on the dash of the car; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Moncler Mercedes Benz Vehicle Parking (Sponsor: Moncler)** , **provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted unanimously.

**5. *4.9-4.10.25 — The Makeup Truck (Sponsor: Event Permits LLC),
Broadway bet. Prince & Spring Sts. [curb lane only-W.]**

Whereas, the applicant, representing retailer Sephora, is seeking to hold a 2-day ice cream truck activation at 575 Broadway, between Houston and Prince Streets; and

Whereas, the applicant stated that the client would have preferred to hold the activation in front of their store at 557 Broadway, but that the block of Broadway between Prince and Spring is currently embargoed by SAPO; and

Whereas, the event is expected to consist of an ice cream truck parked in the curb lane, giving out free ice cream as well as makeup samples from 10 AM – 4 PM on Wednesday, April 9th and Thursday, April 10th; and

Whereas, additionally, there will be a “selfie” backdrop at the back of the truck allowing passers-by to take photos; and

Whereas, the truck will be removed overnight on Wednesday and will re-park on the spot on Thursday morning; and

Whereas, two trash receptacles will be included in the activation to allow for disposal of ice cream and cups; and

Whereas, the event will include amplified sound that will be played at a low level and should not be able to be heard more than 20 feet from the truck; and

Whereas, the event will not feature influencers or celebrities; and

Whereas, rope and stanchions will be placed along the sidewalk for line management, with a greater than 5-foot pedestrian lane maintained; and

Whereas, brand ambassadors and support staff will be present during the activation to assist in line management as well as sanitation; and

Whereas, it was suggested that the applicant move the activation further north up the block – perhaps in front of the & Other Stories store – to alleviate congestion from the subway entrance at Broadway and Prince, which the applicant said they were open to doing; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** **The Makeup Truck (Sponsor: Event Permits LLC)**, **provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted unanimously with 1 recusal (E. Olson).

6. ***5.3.25 – Lily’s Vegan Pantry 30th Anniversary Bash (Sponsor: Lily’s Vegan Pantry), Hester St. bet. Baxter & Centre Sts. [SW & curb lane closure-both sides]**

Whereas, the applicant did not appear on behalf of this application and the committee was unable to hear the particulars of this event; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Lily’s Vegan Pantry 30th Anniversary Bash (Sponsor: Lily’s Vegan Pantry)** **unless** the applicant is able to present their event at the April CB2 SAR meeting.

Vote: Adopted unanimously.

7. ***5.17.25 – Parsons School of Design – The Peoples Runway (Sponsor: The New School/Parsons School of Design), E. 13th St. bet. 5th Ave. & University Pl. [full street closure-full]**

Whereas, the applicant did not appear on behalf of this application and the committee was unable to hear the particulars of this event; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Parsons School of Design – The Peoples Runway (Sponsor: The New School/Parsons School of Design)** **unless** the applicant is able to present their event at the April CB2 SAR meeting.

Vote: Adopted unanimously.

FYI / RENEWAL

8. **3.25.25 – Annual Triangle Shirtwaist Fire Commemoration (Sponsor: Sidney Hillman Foundation/Workers United), 1) Washington Pl. bet. Washington Sq. E. & Mercer St. [full street closure]; 2) Greene St. bet. Waverly Pl. & W. 4th St. full street closure]**
9. **5.1.25 – Heermance Farm Party in NYC (Sponsor: God’s Love We Deliver, Inc.), Weehawken St. bet. Christopher & W. 10th Sts. [SW & curb lane closure-both sides of street]**
10. **5.2.25 – NYU Strawberry Festival (Sponsor: New York University – Center for Student Life), W. 3rd St. bet. LaGuardia Pl. & Mercer St. [full street closure]**

11. 5.3.25 – GCS 69th Annual Mayfair and Fun Run (Sponsor: Grace Church School), E. 10th St. bet. Broadway & 4th Ave. [full street closure-both sides of street]
12. 5.3.25 – PEN World Voices Festival- Art Lords Installation (Sponsor: PEN American Center PEN America), Astor Pl. Plaza So. [full]
13. 5.3.25 – PEN World Voices Festival- Indie Lit Fair (Sponsor: PEN American Center PEN America), Lafayette St. bet. Astor Pl. & E. 4th St. [SW & street closure-E.]
14. 5.3.25 – PS 130 Family Wellness Day (Sponsor: PS 130 Parents Association), Hester St. bet. Baxter & Mulberry Sts. [full street closure]
15. 5.11.25 – Pride On Astor Fair (Sponsor: Pride Democrats), Astor Pl. bet. Broadway & 4th Ave. [full street closure]
16. 5.14.25 – Grad Alley (Sponsor: New York University), 1) W. 4th St. bet. Mercer St. & Washington Sq. E. [full street closure-full]; 2) Washington Sq. So. bet. Washington Sq. E. & LaGuardia Pl. [full street closure-full]; 3) LaGuardia Pl. bet. Washington Sq. So. & W. 3rd St. [full street closure-full]; 4) Washington Sq. E. bet. W. 4th St. & Washington Pl. [full street closure-full]; 5) Greene St. bet. W. 4th St. & Washington Pl. [full street closure-full]; 6) Washington Pl. bet. Washington Sq. E. & Mercer St. [full street closure-full]
17. 5.17.25 – P.A.L. Festival (Sponsor: Police Athletic League), Broadway bet. E. 14th St. & Waverly Pl. [full street closure-full]
18. 5.21.25 – HSFI Fashion Show (Sponsor: Meatpacking District Management Association), W. 12th/13th Gansevoort Pedestrian Plaza [full]
19. 5.24.25 – Bleecker St Fair (Sponsor: Village Reform Democratic Club), Bleecker St. bet. 7th Ave. So. & 8th Ave. [full street closure-full]
20. 5.24.25 – Astor Place Fair (Sponsor: Ninth Precinct Community Council), Astor Pl. bet. Broadway & Lafayette St. [full street closure-full]
21. 5.25.25 – Washington Sq. Spring Fair (Sponsor: Bailey House), Washington Sq. No. bet. Macdougall St. & University Pl. [full street closure-full]
22. 5.30.25 – Family Fun Day (Sponsor: Academy of St Joseph), Washington Pl. bet. Barrow St. & 6th Ave. [full street closure-full]
23. 6.1.25 – STONEWALL Village Fair and Expo (Sponsor: STONEWALL Rebellion Veterans Association), Broadway bet. E. 14th St. & Waverly Pl. [full street closure-full]
24. 6.1.25 – LREI Street Fair (Sponsor: LREI), Charlton St. bet. 6th Ave. & Varick St. [full street closure-full]
25. 6.29.25 – PrideFest 2025 (Sponsor: Heritage of Pride, Inc.), 1) 4th Ave. bet. E. 10th & 13th Sts. [full street closure-full]; 2) E. 13th St. bet. Broadway & 4th Ave. [full street closure-full]; 3) 12th St. bet. Broadway & 3rd Ave. [full street closure-full]; 4) E. 10th St. bet. Broadway & 4th Ave. [full street closure-full]

26. 6.2.25 – StageFest at PrideFest 2025 (Sponsor: Heritage of Pride, Inc.), 4th Ave. bet. E 9th & E. 10th Sts. [full street closure-full]
27. 6.14.25 – Bleecker Street Fair (Sponsor: Bleecker Area Merchants and Residents Association), Bleecker St. bet. Broadway & 6th Ave. [full street closure-full]
28. 6.13.25 – Festival of Saint Anthony (Sponsor: St. Anthony Roman Catholic Church), Sullivan St. bet. Prince & W. Houston Sts. [full street closure-full]

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

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

Vote: Adopted unanimously on #8-22 and #24-28.

Vote: 6-1 in favor on #23 (Sanz opposed).

Report – Presentation from a Representative of Manhattan’s Solid Waste Advisory Board (“MSWAB”)

Presenter: Eric Dickson

Eric Dickson, a member of Manhattan’s Solid Waste Advisory Board (“MSWAB”) presented to CB2 to give an overview of the MSWAB organization as well as to give a more detailed update on the rollout of the city’s curbside organics program.

Overview of MSWAB

- MSWAB is an organization of volunteers that are appointed by the Manhattan Borough President to advise, advocate and educate on matters that relate to sanitation and waste within the borough of Manhattan
- In this way they can be thought of as analogous to community boards in many ways (appointed by the BP, all-volunteer) but they represent the whole borough and have a narrower focus on waste / sanitation
- There are around 35 members currently on MSWAB
- SWABs were originally created by Local Law 19 of 1989
- Brooklyn, Queens and the Bronx also have their own SWABs
- Like community boards, MSWAB has various committees including organics, textiles, residential recycling, etc.
- MSWAB holds monthly meetings open to the public on the 2nd Wednesday of each month from 6-8 PM (available on Zoom)
- The website of MSWAB is: <https://www.manhattanswab.org/>

Current legislative priorities that the MSWAB is focused on

- Extended producer responsibility bill – would look to shift more responsibility onto the producers of packaging, etc. versus the consumers, through requiring less plastic to be used in packaging, tracking requirements, possible fines, etc.
- Bigger better bottle bill – would increase the bottle deposit from 5 cents to 10 cents, would increase payments to recycling centers and expand the range of containers in the program

Curbside Organics Program

- The program is mandatory for the public, with enforcement and fines expected to begin on April 1st, 2025:
 - Dwellings of fewer than 9 units - \$25 1st offense, then \$50, then \$100
 - More than 9 units - \$100 1st offense, then \$200, then \$300
- From an environmental perspective, the curbside organics program is important as the greenhouse gas emissions from composted organic waste are significantly lower than when organic waste is thrown in the regular waste and goes to landfill
 - Organic waste in landfill emits Methane, which is 80x more potent as a greenhouse gas when compared to CO₂
 - According the EPA, it is the 3rd largest contributor to climate change
 - Composting ensures that oxygen is present as the waste breaks down, emitting CO₂ instead of Methane
- The curbside organics program is also more cost effective – currently around 80% of NYC's waste is exported outside the city at a cost of \$500m annually, with \$200m of this attributable to organic waste
- Compared to this – the brown bins program only costs around \$20-\$30m to run
- The latched brown bins are also more resistant to rats than garbage bags (though not perfect)
- The city-approved brown bins are available for purchase at bins.nyc
- However, if you have a bin of your own, you can label it with a composting sticker (which can be requested for free) and use this instead of the city bins
- A metal bin could also presumably be used, which would offer additional protection against rats
- In general, MSWAB is looking for ways to continue to reach the public regarding the curbside organics program as many buildings are still not participating and there are many members of the public still unaware that enforcement is about to begin
- As evidence of this, only around 10% of organic waste in Manhattan and 6-8% of organic waste in CD2 is going through the curbside organics / composting program vs. going into landfill (by comparison, cities like Seattle are at 60%)
- Some ideas provided by CB2 / members of the public included:
 - Reaching out to tenant advocacy organizations (Metropolitan Tenants Association)
 - Education in schools which could be passed along by students to their parents
 - Other nonprofits like the United Neighborhood Houses



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3 WASHINGTON SQUARE VILLAGE

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SLA LICENSING COMMITTEE 1

The SLA Licensing Committee #1 of Community Board 2, Manhattan, held an in person, non-hybrid meeting at 6:30 PM on Tuesday, March 4, 2025 at the Lenox Health Greenwich Village, 200 West 13th Street

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

Committee Board Members Absent with Notice: S. Wittenberg

RESOLUTIONS:

- 1. Shoshin 68 LLC 68 Thompson St 10012 (TW–Tavern) (*previously unlicensed*)**
 - i. Whereas,** the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a Tavern Wine License to operate a Japanese Omakase restaurant specializing in Hand-pulled noodles from northwestern China in the ground floor of six (6)-story, mixed-use building (ca. 1904) on Thompson Street between Spring and Broome Streets (Block #488/Lot #8), the building falling within NYC LPC's designated Sullivan-Thompson Historic District; and
 - ii. Whereas,** the ground floor premises is approximately 500 sq. ft; there is one (1) entryway serving as both patron ingress and egress on Greenwich Avenue and one emergency exit onto Perry Street; there are two (2) tables and eight (8) seats, two window counters with five (5) seats and one food counter with nine (9) seats for a total seated occupancy of approximately 22 persons; there is one (1) bathroom; and
 - iii. Whereas,** the Applicant's proposed hours of operation will be Sundays through Thursdays from 5 PM to 10 PM and Fridays and Saturdays from 5 PM to 11 PM, music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ's, no promoted events, no live music or scheduled performances, and no cover fees; there is no outdoor seating as part of this application; and
 - iv. Whereas,** the premises to be licensed was previously various dry retail establishments, most recently a tattoo studio, prior to that a clothing store and has never previously been licensed for the service of alcohol; and

- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Tavern Wine License, with those stipulations as follows:
1. Will operate a Japanese Omakase restaurant with less than a full service kitchen but will serve the full food menu during all hours of operation.
 2. The hours of operation will be from 5 PM to 10 PM Sundays through Thursdays and 5 PM to 11 PM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 6. Will not have televisions.
 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 8. Will not install or have French doors, operable windows or open facades.
 9. Will not make changes to the existing façade except to change signage or awning. All signage will be compliant with rules for signage in an Historic District.
 10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 11. Will immediately cease allowing patrons to bring their own alcoholic beverages (BYOB) until being licensed by the NYSLA. Once licensed, any BYOB alcoholic beverage must be covered under the establishment's liquor license.
 12. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
 13. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
 14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 15. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
 16. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- vi. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **52 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 6 pending licenses within this same area, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Tavern Wine License for **Shoshin 68 LLC 68 Thompson St 10012**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the NYSLA Liquor License.

Vote: Unanimous in favor (6–0)

2. Lab 2 Restaurant Inc dba Mido Omakase 88 W 3rd St 10012 (RW–Restaurant)

- i. Whereas,** the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate a Japanese Omakase restaurant on the ground floor of a five (5)-story, mixed-use, tenement-style building (ca. 1894) on West 3rd Street between Sullivan and Thompson Streets (Block #539/Lot #16), the building falling within NYC LPC’s designated South Village Historic District; and
- ii. Whereas,** the ground floor premises is approximately 1,100 sq. ft. with 550 sq. ft. on the ground floor and 550 sq. ft. in the basement, the basement being accessed via a sidewalk hatch and used for storage purposes only; there is one (1) entryway serving as both patron ingress and egress; there are five (5) tables and ten (10) seats one sushi counter with ten (10) seats for a total seated occupancy of approximately 20 persons; there is one (1) bathroom; and
- iii. Whereas,** the Applicant’s proposed hours of operation will be Sundays through Wednesdays from 11 AM to 11 PM and Thursdays through Saturdays from 11 AM to 12 AM, music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ’s, no promoted events, no live music or scheduled performances, and no cover fees; there is no outdoor seating as part of this application; and
- iv. Whereas,** the premises to be licensed was previously operated as a sushi restaurant (Zony Management Inc dba Sushi Zo, Lic. ID #0240-21-122273) since approximately 2016 with a similar method of operation; and
- v. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:
 1. Will operate a full-service Japanese Omakase restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be from 11 AM to 11 PM Sundays through Wednesdays and 11 AM to 12 AM Thursdays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.

4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 6. Will not have televisions.
 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 9. Will not install or have French doors, operable windows or open facades.
 10. Will not make changes to the existing façade except to change signage or awning. All signage will be compliant with rules for signage in an Historic District.
 11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 13. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
 14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 15. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
 16. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- vi. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **95 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 7 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

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a Restaurant Wine License for **Lab 2 Restaurant Inc dba Mido Omakase** 88 W 3rd St 10012, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the NYSLA Liquor License.

Vote: Unanimous in favor (6–0)

3. **PST Health LLC dba Lifethyme Natural Market 408 6th Ave 10011 (RW–Restaurant)**
(previously unlicensed)
 - i. **Whereas**, 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 Restaurant Wine License to operate a farm to table restaurant within a natural food retailer on the second floor of three (3)-story, commercial building (ca. 1839) on Sixth Avenue between

West 8th and West 9th Streets (Block #572/Lot #4), the building falling within NYC LPC's designated Greenwich Village Historic District and the Special Limited Commercial District; and

- ii. **Whereas**, the 2nd floor premises is approximately 800 sq. ft. and is accessed via a stairway in the ground floor retail market; there are two entryways serving as both patron ingress and egress; there are 18 with 36 seats, two (2) food counters with three (3) seats each and six (6) seats at benches with small tables for a total seated occupancy of approximately 48 persons; there is one (1) bathroom; and
- iii. **Whereas**, the Applicant's proposed hours of operation will be Sundays through Saturdays (7 days a week) from 11 AM to 10 PM; music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ's, no promoted events, no live music or scheduled performances, and no cover fees; there will be no service of alcohol to any portion of the ground floor premises; there is no outdoor seating as part of this application; and
- iv. **Whereas**, the premises to be licensed has been operating as Life Thyme Natural Market for approximately 30 years, the 2nd floor most recently serving as offices and retail area for non-food related items; the retail area will be incorporated into the ground floor area which will remain as a natural food market selling grocery items, dry goods and take out food as they have previously been doing; the 2nd floor now being used as the restaurant and kitchen for the restaurant; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:
 - 1. Will operate a full-service restaurant serving organic and regionally sourced foods located within a natural food retail store with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be from 11 AM to 10 PM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 - 5. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 - 6. Will not have televisions.
 - 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 - 8. Will not have service of alcohol to any portion of the ground floor of licensed premises.
 - 9. Will not install or have French doors, operable windows or open facades.
 - 10. Will not make changes to the existing façade except to change signage or awning. All signage will be compliant with rules for signage in an Historic District.

11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 13. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
 14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 15. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
 16. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- vi. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **66 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 5 pending licenses within this same area, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a Restaurant Wine License for **PST Health LLC dba Lifethyme Natural Market**, 408 6th Ave 10011, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the NYSLA Liquor License.

Vote: Unanimous in favor (6–0)

4. Pora Foods LLC 469 Sixth Ave 10011 (OP–Restaurant)

- i. **Whereas**, the Applicants and the Applicants’ Attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a full-service Japanese Ramen restaurant located in the ground floor of a three (3)-story townhouse (ca. 1842) on Sixth Avenue between West 11th and West 12th Streets (Block #607/Lot #45), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. **Whereas**, the ground floor premises being roughly 1,563 sq. ft. (ground floor 1,031 sq. ft. and basement 532 sq. ft. – no patrons use in basement except bathrooms) with 13 tables and 26 seats and one (1) bar with nine (9) seats and an additional 2 food counters with 10 seats, for a total of 45 interior seats; the front façade infill is fixed and there are no French doors or operable windows, with 1 patron entrance/exit and 2 bathrooms; and
- iii. **Whereas**, the hours of operation will be Sundays through Wednesdays from 11 AM to 12 AM and Thursdays through Saturdays from 11 AM to 1 AM; music will be recorded quiet background only consisting of music from iPod/CDs/streaming services; there will be no

dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, and no movable barriers; no security personnel or doormen; there is no sidewalk café, roadbed dining or use of any other exterior space included with this application; and

- iv. **Whereas** the location had previously operated with an On-Premises Restaurant Liquor License and similar method of operation from approximately 2022 through 2024 under the name of Gift New York LLC dba E.A.K. Ramen (Lic. ID #0340-24-105028), that licensee having previously held a Restaurant Wine license at the location from 2016 to 2022; and
- v. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of the On-Premises Restaurant Liquor License and those stipulations are as follows:
 - 1. Premises will be operated and advertised as full-service Japanese Ramen restaurant with the kitchen open and full menu items available until closing every night.
 - 2. Hours of operation will 11 AM to 12 AM Sundays through Wednesdays and 11 AM to 1 AM Thursdays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 - 5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 - 6. Will not have televisions.
 - 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 - 8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 - 9. Will not install or have French doors, operable windows or open facades.
 - 10. Will not make changes to the existing façade except to change signage or awning.
 - 11. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
 - 12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 - 13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
 - 14. Will not have dancing, DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or metal barricades, security personnel or doormen.
 - 15. 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.
 - 16. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
 - 17. 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 **50 active licensed premises** within 750 ft. and 5 pending licenses according to LAMP; the Applicant's closing 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 not extending the hours; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a On-Premises Restaurant Liquor License in the name of **Pora Foods LLC 469 Sixth Ave 10011** unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the "Method of Operation" of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor (6-0)

5. Festive & Co Crosby Street LLC dba Champers Social Club 430 Broome St aka 38½ Crosby St 10013 (OP-Tavern) (Class Change)

- i. **Whereas**, the Applicant's business partner (and spouse) 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/Licensee 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 that there would be no pandemic-related outdoor seating on Broome Street; the Applicant/Licensee most recently appeared before CB2, Man. in September/2024 for a Class Change of the liquor license to full liquor, that application also including outdoor seating on the sidewalk, the Applicant believing the sidewalk seating was within the property line but could provide no documentation to support that and residents providing documentation to the contrary; additionally residents raised concerns as outlined in CB2, Man.'s [September/2024](#) resolution about bench seating placed around the tree on Crosby Street; the Applicant at the time choosing to withdraw the Class Change application from consideration as opposed to removing the non-compliant outdoor sidewalk and bench seating from the application; and
- v. **Whereas**, the Applicant's partner returned this month with the same application as was presented in September/2024 after having removed the previously existing non-compliant sidewalk and bench seating on Crosby Street and agreeing not to include it with the instant application as it was not possible to have sidewalk seating that was compliant with the Dining Out NYC program, having reached out to the local block association (the Broadway Residents Coalition) and gaining their support of the application; and
- vi. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the "method of operation" of the On-Premises Tavern Liquor License and those stipulations are as follows:
1. Premises will be advertised and operated as an all-day café with a selection of champagnes, wine and small bites operating with less than a full service kitchen but will serve food during all hours of operation.
 2. Hours of operation will 8 AM to 12 AM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating now or in the future.
 5. Will not extend hours past 12 AM in the future.
 6. Service of alcohol will be only to seated patrons in the café and basement private dining room. There will be no alcohol service in the retail area of the premises.
 7. The exterior stairs to the basement will be locked, alarmed and only used to receive shipments or for emergency exit.
 8. Trash will be stored on premise during the day and placed neatly on the street for nightly removal.
 9. Will play quiet ambient recorded background music only, inclusive of any private parties, workshops or events. No music will be audible in any adjacent residences anytime.
 10. Will have not more than 24 private parties/events per year that extend past 10 PM.
 11. Will not have televisions.

12. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 13. Will not install or have French doors, operable windows or open facades.
 14. Will not make changes to the existing façade except to change signage or awning.
 15. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 16. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 17. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 18. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
 19. 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.
 20. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
 21. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- vii. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest and public convenience would be served by the granting of a liquor license at this location where there already are a significant number of licensed establishments in Community Board 2 and in the immediate area, there being **55 active licensed premises** listed on LAMP within 750 feet of the subject premises, in addition to 1 pending licenses, the Applicant having worked with the block association regarding no expansion of hours and no outdoor seating on Crosby Street and executing a stipulations agreement with Community Board 2 Manhattan to that effect for the sole purpose of establishing public interest; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new on-premises tavern liquor license for **Festive & Co Crosby Street LLC dba Champs Social Club 430 Broome St aka 38½ Crosby St 10013**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “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. **Boni Restaurant LLC dba Boni & Mott 238 Mott St Store 4 & 5 10012** (OP–Restaurant) (Class Change)
 - i. **Whereas**, the Applicant/Licensee and the Applicant/Licensee’s attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for a class change of their Restaurant Wine License (Lic ID # 0240-24-137499, SN # 6046358) to an On-Premises Restaurant Liquor License to continue to operate

a full-service, family-oriented Mediterranean restaurant located on the ground floor of a C6-2 zoned, six (6)-story tenement-style residential building (c. 1900) on Mott Street between Prince and Spring Streets (Block #493 / Lot #13), the building falling within the designated Special Little Italy District; and; and

- ii. **Whereas**, the storefront premises is roughly 1,400 sq. ft. with approximately 700 sq. ft. on the ground floor and 700 sq. ft. in the basement, the basement being accessed by both an interior stairway and exterior sidewalk hatch, there is no patron use of the basement; there will be 9 tables with 33 seats and one (1) bar with three (3) seats for a total patron occupancy of 36 seats; there is one (1) entryway serving as both patron ingress and egress and one (1) bathroom; and
- iii. **Whereas**, the hours of operation will remain 10 AM to 12 AM Sundays, 11 AM to 12 AM Mondays through Wednesdays and 11 AM to 1 AM Thursdays through Saturdays; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, no live music, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and
- iv. **Whereas**, the Applicant/Licensee originally appeared before CB2, Man. for their Restaurant Wine application in [September/2023](#) at which time they signed and executed a stipulation agreement with CB2, Man. and the full board of CB2, Manhattan voted to recommend approval of the Restaurant Wine license, the Restaurant Wine license not subject to the public interest standard of the 500 Foot Rule; the premises had previously been operating as three separate dry retail shops without any service of alcohol, the Applicant/Licensee combining the three stores into one restaurant and installing operable French doors across the street frontage; and
- v. **Whereas**, the Applicant/Licensee received their temporary license in late Spring /Summer 2024 and their Restaurant Wine License in November/2024; and
- vi. **Whereas**, the Applicant/Licensee originally appeared before CB2, Man. in January/2025 for the instant application, just prior to and unrelated to CB2's SLA Licensing Committee meeting that month, CB2, Man. received a letter from the managing agent of the residences at Prince Street Condominium located directly across the street from the licensed premises stating that residents in the building have repeatedly made noise complaints related to the establishment through both 311 and 911, those complaints stating that the premises had been operating as a lounge and not as a restaurant with noise emanating from the restaurant both during the daytime and evening hours having negative quality of life impacts on residents that are working from home during the day and those that are trying to sleep at night; the Applicant agreeing to lay the application over in an effort to do outreach to the condominium building; and
- vii. **Whereas**, the Applicant/Licensee was unable to connect with any of the residents of the building itself but had reached out to both the management company (Time Equities) of Prince Street Condominium and then a Director of Residential Asset Management and Operations at Time Equities through his (the Applicant's) landlord, who received a response from the Director of Residential Asset Management and Operations at Time Equities stating in part

that “it is most, if not all, of the resident owners of the 34 Prince Street Condo who have complained about this tenant playing unreasonably loud music repeatedly and refusing any requests to moderate this nuisance. Please note that the residents of 34 Prince all love your other tenant Emporio, and it is not that they oppose having restaurants or liquor licensed nearby in general;” additionally, it was noted by CB2, Man. that there had been 311 complaints filed regarding loud noise and parties in the summer and fall of 2024 for this location after the Applicant/Licensee received their temporary liquor license; in addition, a number of years ago the Applicant/Licensee was also a manager at Tava Café dba Balzem (SN#1276835) that also had an open façade and for which CB2 had received similar complaints about loud music and patron noise; and

- viii. **Whereas**, though not part of the instant application, CB2, Man. was aware that the Applicant/Licensee had applied to the Dining Out NYC program to add roadbed seating to the premises which the Applicant/Licensee confirmed stating he had not yet received final approval but intended to return to expand the licensed premises once he had DOT approval; this further raising concerns regarding negative quality of life impacts for the surrounding residents, the large open façade already seemingly creating a disturbance at all hours for the residents would be exacerbated by the addition of roadbed dining directly across from the wide open façade; and
- ix. **Whereas**, CB2, Man. also had concerns that the Applicant was returning so soon after receiving their Restaurant Wine license to upgrade their license to a full liquor license; contrary to some applications CB2 hears, the applicants did not state that they were applying for a Restaurant Wine license in order to get their temporary license sooner than would happen with an On-Premises license due to back log at the NYSLA as other applicants have stated, but presented the application initially as being the license they sought to accommodate their method of operation which was that of a family-friendly, full-service restaurant; and in less than a year from receiving their temporary license the Applicant/Licensee is returning to upgrade the liquor license because the Applicant stated the business needed it to be successful; 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 **79 active licensed premises** within 750 ft. and 7 pending licenses according to LAMP, the Applicant/Licensee having been in operation for less than a year with there being significant concerns raised during that time regarding the method of operation and the negative quality of life impacts to residents immediately affected by their operations; CB2, Man. instead wanting to see if the Applicant/Licensee, after being made aware of these issues, can operate during the warmer months with an open façade, abiding by the signed and executed stipulation agreement made with CB2, Man. and incorporated into their Restaurant Wine license and mitigate the negative impacts residents have already experienced; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for an On-Premises Liquor License for **Boni Restaurant LLC dba Boni & Mott 238 Mott St Store 4 & 5 10012**; 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)

7. Tartinery W3 LLC dba Tartinery 78 W 3rd St 10012 (OP–Restaurant) (Class Change) (DONYC–Roadway)

- i. Whereas,** the Applicant and Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA #1 Licensing Committee #1 to present an application to the NYS Liquor Authority for a class change of their Restaurant Wine License (Lic ID #0240-24-101047, exp. 12/31/25, SN #6008968) to an On-Premises Restaurant Liquor License to continue to operate a French sandwich shop serving tartines and salads on the ground floor of an R7-2 with a C1-5 overlay zoned 4-story, residential building (c. 1900) on Thompson Street between West 3rd and Bleecker Streets (Block #543/Lot #67), the building falls within NYC LPC’s designated South Village Historic District; and
- ii. Whereas,** the ground floor storefront is roughly 2,400 sq. ft. (1,200 sq. ft. on the ground floor and 1,200 in the cellar, the floors connected by two interior staircases with no patron use of the cellar); there are 18 tables with 46 seats and one (1) bar with 11 seats for a total patron occupancy of 57 seats and a maximum legal occupancy of 74 persons; there is one (1) entry which will serve as patron ingress and egress and two (2) bathrooms; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. Whereas,** the hours of operation will be from 8 AM to 12 AM Saturdays and Sundays and 7 AM to 12 AM Mondays through Fridays; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no: dancing, DJs, promoted events, scheduled performances or cover fees, velvet ropes, movable barriers and no security personnel/doormen; there were plans for roadbed seating included with the submission to CB2, Man. which the Applicant has submitted to DOT as part of the Dining Out NYC program; and
- iv. Whereas,** after appearing in November/2021 for an On-Premises Liquor License at this location for an expanded premises and different method of operation for which CB2, Man. recommended denial of the application, the Applicant appeared again before CB2, Man. in September/2023 for their Restaurant Wine application to operate a French sandwich shop at the location which the full board recommended approval of the application with agreed upon stipulations; and
- v. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the On-Premises Restaurant Liquor License, with those stipulations as follows:

1. Premises will be advertised and operated as a full-service French sandwich shop serving tartines, sandwiches and salads with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 8 AM to 12 AM Saturdays and Sundays and 7 AM to 12 AM Mondays through Fridays. No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any outdoor area for commercial purposes except for roadbed seating operating under the Dining Out NYC program consisting of not more than 14 tables and 28 seats. All patrons will be seated and service will be from within the roadbed café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
5. Submitted diagrams must be the final approved diagrams which include the FDNY travel lane waiver.
6. Will follow all rules and regulations of the Dining Out NYC program. No exterior music, speakers, TVs or other sound reproduction devices in the outdoor area.
7. Roadbed seating will close no later than 10 PM. All tables and chairs will be secured at this hour.
8. No sidewalk seating now or in the future.
9. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
10. Will keep all sandwich boards against the building premises.
11. Will not have televisions.
12. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
13. Will not have patron occupancy/service to any portion of the cellar of licensed premises.
14. Will not make changes to the existing façade except to change signage or awning.
15. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
16. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
17. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
18. 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/doormen.
19. 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
20. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
21. 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 and public convenience would be served by the granting of a liquor license at this location where there already are a significant number of licensed establishments in Community Board 2 and in the immediate area, there being **88 active**

licensed premises listed on LAMP within 750 feet of the subject premises, in addition to 7 pending licenses, the Applicant having operated for approximately 18 months at this location without incident, the hours of operation being reasonable and the Applicant executing a stipulations agreement with Community Board 2 Manhattan for the sole purpose of establishing public interest; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new on-premises tavern liquor license for **Tartinery W3 LLC dba Tartinery 78 W 3rd St 10012**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor (6–0)

- 8. Morars LLC dba Misirizzi 36 E 4th St 10003** (OP–Restaurant, Lic. ID #0340-23-130196, exp. 3/31/2025) (Corporate Change) (*appearance waived*)
- i. Whereas,** neither the Applicant nor their representative appeared before Community Board 2, Manhattan’s SLA Committee #1 but prior to the meeting did provide the requested documents for a Corporate Change application to the NYS Liquor Authority for their licensed premises; and
 - ii. Whereas,** the storefront location is approximately a 3,000 sq. ft. with 1,500 sq. ft. on the ground floor and 1,500 sq. ft. in the basement in a mixed use five story building (ca. 1910) on East 4th Street between Bowery and Lafayette Streets; and
 - iii. Whereas,** there will be no change in method of operation – there are 9 tables and 20 seats and one bar with 9 seats for a total seated patron occupancy of 29 persons, there are exiting French doors at the front façade which will close by 10 PM every night, there is one entrance/exit, one bathroom, music is background only, there will be no DJs, no promoted events, no live music, no cover fees, no scheduled performances and no backyard garden or any other outdoor area including sidewalk café and/or roadbed seating; and
 - iv. Whereas,** the Corporate Change is that the majority LLC member is buying all of the shares of one of the other two LLC members; and
 - v. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the On-Premises Liquor License, with those stipulations as follows:
 - 1. The Applicant will operate a full-service Italian restaurant with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be Sunday from 12 PM to 10 PM, Mondays through Thursdays from 12 PM to 11 PM and Fridays and Saturdays from 12 PM to 12 AM.

3. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
6. Will not have televisions.
7. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
8. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
9. Will not make changes to the existing facade except to change signage or awning.
10. Will not have unlimited drink or unlimited food & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
11. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
12. It will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
13. Will 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.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a Corporate Change to the On-Premises Restaurant Liquor License for **Morars LLC dba Misirizzi 36 E 4th St 10003** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous in favor (6–0)

9. **Gammon Cafe LLC dba 7 Spring St Cafe 7 Spring St 10012** (OP–Tavern) (*Renotification, appearance waived*)
 - i. **Whereas**, this is renotification of an application heard in April/2024 for an On-Premises Tavern Liquor License to operate a tavern featuring backgammon on the ground floor of a C6-2 zoned, five (5)-story, mixed-use, tenement-style building (ca. 1900) on Spring Street between Bowery and Elizabeth Street (Block #492/Lot #42), the building falling within the Special Little Italy District; and
 - ii. **Whereas**, in [April/2024](#) Community Board 2, Manhattan unanimously recommended approval of the application, the Applicant not filing their application with the NYSLA until January/2025 and as that was more than 270 days following the original 30-Day Notice date, the NYSLA requires the Applicant to re-notify the Community Board by sending another 30-Day Notice; and

iii. **Whereas**, prior to CB2, Man.’s SLA Committee #1 March/2025 meeting the Applicant affirmed there were no changes in principals or method of operation, again executing and notarizing the same Stipulations Agreement with CB2, Man. that they signed in April/2024 and agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the On-Premises Tavern Liquor License, with those stipulations as follows:

1. Premises will be advertised and operated as retail shop, café and tavern featuring backgammon with less than a full service kitchen but will serve food during all hours of operation.
2. The hours of operation will be 8 AM to 12 AM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
3. Will not operate as a Lounge or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. Will play recorded background music at conversational levels only, inclusive of any private parties or events.
6. Will not have televisions.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
9. Will not install or have French doors, operable windows or open facades.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
14. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, security personnel/doormen.
15. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
16. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
17. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a new On-Premises Tavern Liquor License in the name of **Gammon Cafe LLC dba 7 Spring St Cafe 7 Spring St 10012** unless the statements presented by the Applicant are accurate and complete and that all the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License, including that the

premises be operated with the playing of backgammon as part of its method of operation in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor (6–0)

10. 26 Bond Street Retail LLC dba Jac’s on Bond 26 Bond St 10012 (OP–Restaurant)
(Alteration: DOT Open Streets) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License (Lic. ID #0340-23-134659, exp. 3/31/2026) to add roadway seating as part of the NYC DOT Open Streets program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new NYC DOT Open Streets program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. Open Streets seating will substantially conform to submitted diagram and have no more than 7 tables and 18 seats on Bond Street between Lafayette Street and Bowery.
 2. Hours of operation for the NYC DOT Open Streets seating will be from 10 AM to 11 PM Saturdays and Sundays and 4:30 PM to 11 PM Mondays through Fridays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 3. All outdoor patrons will be seated and all waitstaff access to Open Street seating will be from within the establishment’s frontage and service will be only from within the establishments NYC DOT Open Streets seating boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 4. There will be no host stands, bus or service stations on the sidewalk or in the roadway.
 5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
 7. Will follow all rules and regulations of the NYC DOT Open Streets program.
 8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for the alteration to the existing On-Premises Liquor License for **26 Bond Street Retail LLC dba Jac’s on Bond 26 Bond St 10012**, to add seating under the NYC DOT Open Streets program unless the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6–0)

11. Von Design Ltd dba Von 3 Bleecker St 10012 (OP–Restaurant) (Alteration: DOT Open Streets) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License (Lic. ID #0340-22-110615, exp. 1/31/2026) to add roadway seating as part of the NYC DOT Open Streets program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new NYC DOT Open Streets program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. Open Streets seating will substantially conform to submitted diagram and have no more than 28 tables and 56 seats on Bleecker Street between Elizabeth Street and Bowery.
 2. Hours of operation for the NYC DOT Open Streets seating will be from 1 PM to 11 PM Saturdays and Sundays and 5 PM to 11 PM Mondays through Thursdays and 4 PM to 11 PM on Fridays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 3. All outdoor patrons will be seated and all waitstaff access to Open Street seating will be from within the establishment's frontage and service will be only from within the establishments NYC DOT Open Streets seating boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 4. There will be no host stands, bus or service stations on the sidewalk or in the roadway.
 5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
 7. Will follow all rules and regulations of the NYC DOT Open Streets program.
 8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for the alteration to the existing On-Premises Liquor License for **Von Design Ltd dba Von 3 Bleecker St 10012**, to add seating under the NYC DOT Open Streets program unless the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: 5 in favor, 1 recusal (C. Booth)

12. Plus 82 Inc dba C as in Charlie 5 Bleecker St 10012 (Restaurant Wine) (Alteration: DOT Open Streets) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing Restaurant Wine License (Lic. ID #0240-23-139625, exp. 5/31/2025) to add roadway seating as part of the NYC DOT Open Streets program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new NYC DOT Open Streets program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their Restaurant Wine License in addition to any other existing stipulations, with those supplementary stipulations as follows:
 - 1. Open Streets seating will substantially conform to submitted diagram and have no more than 15 tables and 30 seats on Bleecker Street between Elizabeth Street and Bowery.
 - 2. Hours of operation for the NYC DOT Open Streets seating will be from 1 PM to 11 PM Saturdays and Sundays and 5 PM to 11 PM Mondays through Thursdays and 4 PM to 11 PM on Fridays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 - 3. All outdoor patrons will be seated and all waitstaff access to Open Street seating will be from within the establishment's frontage and service will be only from within the establishments NYC DOT Open Streets seating boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 - 4. There will be no host stands, bus or service stations on the sidewalk or in the roadway.
 - 5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 - 6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
 - 7. Will follow all rules and regulations of the NYC DOT Open Streets program.
 - 8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for the alteration to the existing Restaurant Wine License for **Plus 82 Inc dba C as in Charlie 5 Bleecker St 10012**, to add seating under the NYC DOT Open Streets program unless the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: 5 in favor, 1 recusal (C. Booth)

13. 55 Bond Street LLC dba Fish Cheeks 55 Bond St 10012 (OP–Restaurant) (Alteration: Dining Out NYC–Roadway) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License (Lic. ID #0340-22-104357, exp.

8/31/2026) to add roadway seating as part of the Dining Out NYC program to their licensed premises; and

- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
1. Dining Out NYC Roadway seating will substantially conform to submitted diagram and have no more than 15 tables and 30 seats on Bond Street between Lafayette Street and Bowery.
 2. Hours of operation for the Dining Out NYC roadway seating will be from 12 PM to 11 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
 7. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
 8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for the alteration to the existing On-Premises Liquor License for **55 Bond Street LLC dba Fish Cheeks 55 Bond St 10012**, to add seating under the Dining Out NYC program unless the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: 5 in favor, 1 recusal (C. Booth)

14. IL Buco, dba IL Buco 47 Bond St 10012 (OP–Restaurant) (Alteration: Dining Out NYC–Sidewalk and Roadway) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License (Lic. ID #0340-23-130200, exp. 9/30/2025) to add sidewalk and roadway seating as part of the Dining Out NYC program to their licensed premises; and

ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:

1. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 2 tables and 12 seats on Bond Street between Lafayette Street and Bowery.
2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 5 tables and 16 seats on Bond Street between Lafayette Street and Bowery.
3. Hours of operation for the Dining Out NYC sidewalk and roadway seating will be from 12 PM to 11 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
8. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for the alteration to the existing On-Premises Liquor License for **IL Buco, dba IL Buco 47 Bond St 10012**, to add seating under the Dining Out NYC program unless the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: 5 in favor, 1 recusal (C. Booth)

15. IL Buco, dba IL Buco 47 Bond St 10012 (OP–Restaurant) (Alteration: DOT Open Streets) (*appearance waived*)

i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License (Lic. ID #0340-23-130200, exp. 9/30/2025) to add roadway seating as part of the NYC DOT Open Streets program to their licensed premises; and

ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new NYC DOT Open Streets program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:

1. Open Streets seating will substantially conform to submitted diagram and have no more than 7 tables and 28 seats on Bond Street between Lafayette Street and Bowery.
2. Hours of operation for the NYC DOT Open Streets seating will be from 10 AM to 11 PM Saturdays and Sundays and 4:30 PM to 11 PM Mondays through Fridays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
3. All outdoor patrons will be seated and all waitstaff access to Open Street seating will be from within the establishment's frontage and service will be only from within the establishments NYC DOT Open Streets seating boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
4. There will be no host stands, bus or service stations on the sidewalk or in the roadway.
5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
7. Will follow all rules and regulations of the NYC DOT Open Streets program.
8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for the alteration to the existing On-Premises Liquor License for **IL Buco, dba IL Buco 47 Bond St 10012**, to add seating under the NYC DOT Open Streets program unless the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: 5 in favor, 1 recusal (C. Booth)

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

16. Hedges Hospitality LLC dba Little Fru 59 Grand St 10013 (OP-Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on March 4, 2025, 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 **Hedges Hospitality LLC dba Little Fru 59 Grand St 10013** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6–0)

17. 470 Broome Cafe LLC dba Francesco 55 1/2 Greene St aka 470 Broome St 10013 (OP–Restaurant) (RW)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on March 4, 2025, the Applicant requested to lay over this application to April/2025 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 **470 Broome Cafe LLC dba Francesco 55 1/2 Greene St aka 470 Broome St 10013** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6–0)

18. Cantiere NY LLC dba Cantiere Hambirreira 41 Kenmare St 10012 (OP–Tavern) (Class Change)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on March 4, 2025, the Applicant requested to lay over this application to April/2025 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 **Cantiere NY LLC dba Cantiere Hambirreira 41 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 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)

19. Host on Howard LLC dba Host on Howard 21 Howard St. 10013 (OP–Catering Facility: Private Events Only) (Class Change)

Whereas, during this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on March 4, 2025, the Applicant requested to lay over this application to April/2025 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 **Host on Howard LLC dba Host on Howard 21 Howard 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)

Respectfully submitted,

Donna Raftery, Chair, SLA Licensing 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 meeting at 6:30 PM on Thursday, March 6, 2025 at Lenox Health Greenwich Village, 200 West 13th Street.

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

Committee Board Members Absent with Notice: C. Flynn

Public Member Absent with Notice: B. Ely

RESOLUTIONS:

1. Yakitori West Village Inc 282 Bleecker St 10014 (RW–Restaurant)

- i. Whereas**, the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate a Japanese izakaya offering yakitori and other small plates on the ground floor of a C2-6-zoned, three (3)-story mixed-use building (c. 1830, altered 2008) on Bleecker Street between 7th Avenue South and Morton Street (Block #587/Lot #24), the building falling within NYC LPC's designated Greenwich Village Historic District Extension II; and
- ii. Whereas**, the ground floor storefront is approximately 2,300 sq. ft. with 1500 sq. ft. on the ground floor connected by an interior staircase to an 800 sq. ft. basement, there being no patron use of the basement; there will 13 tables and 50 seats and one bar with six (6) seats for a total seated capacity of 56 persons; there is one (1) entry which will serve as patron ingress and egress, one (1) emergency exit and two (2) patron bathrooms; there being operable doors already existing that open out to the sidewalk; and
- iii. Whereas**, the hours of operation will be from 11 AM to 12 AM Sundays through Saturdays (7 days a week) with no delivery orders taken later than 11 PM; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen; and
- iv. Whereas** the storefront premises was previously licensed as Lindsey Buffet Restaurant Inc. dba Kumo Sushi (Lic. ID #0240-19-112342, SN#1259907.0) for over 10 years; and

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

1. Will operate a full-service Japanese izakaya restaurant serving yakitori and other small plates ranging from sushi and sashimi to grilled meats and vegetables with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be from 11 AM to 12 AM Sundays through Saturdays with no delivery orders taken past 11 PM. All patrons will be cleared and no patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
6. Will not have televisions.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
9. Will not install or have French doors, operable windows or open facades.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will have not more than 24 private parties/events per year.
12. Will not take delivery orders past 11 PM and will work with delivery services to prevent noise and commotion on sidewalk.
13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
16. 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.
17. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
18. 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**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **115 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 9 pending licenses within this same area, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule, the Applicant having met with the Central

Village Block Association as well as other neighboring block associations and residents and having gained their support for the liquor license application; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Tavern Wine License for **Yakitori West Village Inc 282 Bleecker St 10014**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the NYSLA Liquor License.

Vote: Unanimous in favor (6–0)

2. 365 Thai Inc dba Moon and Back 117 W 10th St 10011 (OP–Restaurant)

- i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a full-service Thai restaurant located in a residentially zoned area in a 3-story building (ca. 1850) located on West 10th Street between Greenwich Avenue and 6th Avenue for a roughly 2,000 sq. ft. premise (1,200 ft ground floor and 800 sq. ft. in the basement with no patron use of the basement) with 10 tables and 24 table seats, no stand up bar for a total of 24 interior seats, there is an enclosed rear yard garden of approximately 400 sq. feet with an additional 11 outdoor tables and 40 seats for a total combined seated occupancy of 64 persons; there is one entrance, one exit, and one bathroom; a Letter of No Objection from 2016 exists in conjunction with use for eating and drinking; and
- ii. Whereas**, the hours of operation will be Sundays through Saturdays from 12 PM to 11 PM (7 days a week); music will be recorded quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, and no movable barriers; no security personnel or doormen; there is no sidewalk café, roadbed dining or use of any other exterior space included with this application; and
- iii. Whereas** the location had most recently operated with an On-Premises Restaurant Liquor License and similar method of operation from approximately 2021 through 2024 under the name of Sabiangboon8 Inc dba Pinto Garden (Lic. ID # 0340-21-117268, exp. 10/31/25) and prior to that operated similarly as a restaurant with a Restaurant Wine license; and
- iv. Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of the On-Premises Restaurant Liquor License and those stipulations are as follows:
 1. Premises will be operated and advertised as full-service Thai restaurant with the kitchen open and full menu items available until closing every night.
 2. Hours of operation will be 12 PM to 11 PM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.

3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will operate my backyard garden for dining purposes only, there will be no music, no speakers, no private parties, no bars and will have mitigation enclosure, rear yard will open no earlier than 12 PM and close no later than 10 PM every day/night (all patrons and staff will be cleared at this hour, area closed and lights turned off).
 5. There will be no 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 have one bar with no seats.
 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” 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 metal 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.
- 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 **65 active licensed premises** within 750 ft. and 7 pending licenses according to LAMP; the Applicant having met with the West 10th Street Block Association and #10 Patchin Place and receiving their support, the Applicant’s closing 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 not extending the hours; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a On-Premises Restaurant Liquor License in the name of **365 Thai Inc dba Moon and Back 117 W 10th St 10011** unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor (6–0)

3. **Dante Grove St LLC dba Dante 79 81 MacDougal St 10012** (OP–Restaurant) (Alteration: Dining Out NYC–Sidewalk and Roadway)
- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License (Lic. ID #0340-23-137961, exp. 10/31/2025) to add sidewalk and roadway seating as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
1. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 7 tables and 14 seats on MacDougal Street between Bleecker and East Houston Streets.
 2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 6 tables and 20 seats on MacDougal Street between Bleecker and East Houston Streets.
 3. Hours of operation for the Dining Out NYC sidewalk and roadway seating will be from 10 AM to 10 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
 8. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
 9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for the alteration to the existing On-Premises Liquor License for **Dante Grove St LLC dba Dante 79 81 MacDougal St 10012**, to add seating under the Dining Out NYC program unless the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6–0)

4. **Sada One LLC dba Empellon 230 W 4th St 10014** (OP–Restaurant) (Alteration: Dining Out NYC–Sidewalk and Roadway)
- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License (Lic. ID #0340-23-131756, exp. 4/30/2025) to add sidewalk and roadway seating as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
1. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 9 tables and 18 seats on West 10th Street at the southwest corner of West 4th Street and West 10th Street.
 2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 14 tables and 28 seats on West 10th Street at the southwest corner of West 4th Street and West 10th Street.
 3. Hours of operation for the Dining Out NYC sidewalk and roadway seating will be from 1 PM to 10 PM Saturdays and Sundays and 4 PM to 10 PM Mondays through Fridays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
 8. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
 9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Sada One LLC dba Empellon 230 W 4th St 10014**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6–0)

5. 86 Bedford LLC 86 Bedford St 10014 (OP–Restaurant)

- i. Whereas,** the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate an upscale steakhouse restaurant in the ground floor of a residentially-zoned, three (3)-story, mixed-use building (c. 1831, renovated 2009) on Bedford Street between Barrow and Grove Streets (Block #588/Lot #3), the building falling within the Greenwich Village Historic District; and
- ii. Whereas,** the premises is located in a 1,900 sq. ft. ground floor space (1,300 sq. ft. first floor connected by an interior staircase to a 500 sq. ft. basement, the basement being used for storage purposes only); there will be 11 tables and 48 seats, one (1) stand up bar with seven (7) seats for a total seating occupancy of 55; there is one (1) entryway serving as both patron ingress and egress, three (3) emergency exits and two (2) bathrooms; there will be no sidewalk café or roadbed seating; and
- iii. Whereas,** the hours of operation will be from 12 PM to 12 AM Sundays through Saturdays (7 days a week) and the menu will be essentially the same for both dinner and lunch service; all doors and windows will be closed at all times except for patron egress; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, promoted events, no scheduled performances or cover fees, velvet ropes, movable barriers; and
- iv. Whereas,** the premises had been operated from 2015 to 2021 as Chumley’s (Lic .ID #0340-20-101000) which was a “restoration and revival of a historical NYC landmark and speakeasy” of which various iterations have existed at this location since 1922; most recently the premises was licensed and operated as Pen and Frog Social Club LLC dba Frog Club (Lic. ID # 0340-24-115146, exp. 4/30/26) and
- v. Whereas,** the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of the On-Premises Restaurant Liquor License and those stipulations are as follows:
 - 1. Premises will be operated and advertised as full-service steakhouse restaurant with the kitchen open and full menu items available until closing every night.
 - 2. Hours of operation will 12 PM to 12 AM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. 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 ensure emergency exits are alarmed doors to prevent patron and employee access aside from in case of emergency.
 10. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 11. Will have not more than 15 private parties/events per year.
 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. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
 17. 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 metal barricades or security personnel.
 18. 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.
 19. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
 20. 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 **95 active licensed premises** within 750 ft. and 5 pending licenses according to LAMP, the Applicant having done outreach to the Bedford Barrow Commerce block association and some nearby residents, obtaining most of their support with 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 not extending the hours; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for an On-Premises Restaurant Liquor License in the name of **86 Bedford LLC 86 Bedford St 10014** unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor (6–0)

6. 1LW12 Restaurant LLC dba Sirrah 1-3 Little West 12th St 10014 (OP–Restaurant)

- i. Whereas,** the Applicants and the Applicants’ Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Restaurant License to operate a full-service, prix fixe, fine dining restaurant in the ground floor of a six (6)-story commercial building (c. 1913, altered 2011) on Gansevoort/Little West 12th Street between 9th Avenue and Hudson Street (Block #628/Lot #1), this building falling within NYC LPC’s designated Gansevoort Market Historic District; and
- ii. Whereas,** the premises is located in a manufacturing district with residential units across the street, the ground floor premises is approximately 3,235 sq. ft premises (2,579 sq. ft. on the ground floor connected by an interior staircase and elevator to a 656 sq. ft. cellar, patron use of the cellar being for bathroom access only); there will be approximately 6 tables and 12 seats in the front lounge area, one (1) bar with 8 seats and approximately four (4) tables 16 seats in the rear bar/lounge area, 6 tables and 12 seats in the private dining area, 12 tables and 30 seats in the rear dining area and 16 tables and 38 seats in the front dining area for a total seated occupancy of 118; there is one (1) entryway services as both patron ingress and egress, one emergency exit and four (4) bathrooms; there are operable French doors; the application includes a sidewalk café with not more than 11 tables and 22 seats in a location that had previously never had an operating sidewalk café until during the Covid pandemic, the location abutting the northeast side of Gansevoort Plaza, an area with alot of foot traffic; and
- iii. Whereas,** the hours of operation will be from 7 AM to 12 AM Sundays through Wednesdays and 7 AM to 1 AM Thursdays through Saturdays; all doors and windows will be closed at 9 PM; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, velvet ropes, movable barriers or security personnel; and
- iv. Whereas,** the premises had been operated from 2021 to 2023 as Mollusca LLC (Lic. ID #0340-22-108296, exp. 2/28/2026) with one of the principals of the instant application having been a principal of Mollusca LLC, prior to that the premises was licensed under The Meatpackers Inc dba Encore (Lic. ID #0340-18-102016) from approximately 2018 to 2020; and
- v. Whereas,** the Applicants met with the local block associations and area residents who expressed concerns about the initial requested closing hours of 2 AM Thursdays through Saturdays, live music, and DJs at entertainment levels, the premises having operable French doors opening out onto the public plaza, the previous operations causing a disturbance to those in the plaza and area residents with music being heard outside of the premises, the Applicants stating that the premises has undergone major renovations which include additional sound insulation, the bar that was at the front of the premises has been moved to the rear, and that they will be utilizing curtains in the entry vestibule as well as in the rear bar/lounge area to separate it from the front seating area; area residents remaining opposed to any use of DJs in a fine-dining restaurant, the Applicants worked with the community and agreed to eliminate the use of live music and DJs from the application, agreeing that music throughout the restaurant would be at background levels at all times and reducing the hours to midnight and 1 AM which aligns with the previous hours at the location; and

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

1. Premises will be operated and advertised as full-service prix fixe fine dining restaurant with the kitchen open and full menu items available until closing every night.
2. Hours of operation will 7 AM to 12 AM Sundays through Wednesdays and 7 AM to 1 AM Thursdays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. 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 11 tables and 22 seats. All patrons will be seated and service will be from within the sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements. No exterior music, speakers or TVs.
5. Sidewalk café will close no later than 10 PM Sundays through Wednesdays and 11 PM Thursdays to Saturdays. All tables and chairs will be secured at this hour.
6. No roadbed seating.
7. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No subwoofers. No music will be audible in any adjacent residences at any time.
8. Will have not more than 10 private parties/events per year.
9. Will not have televisions.
10. 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.
11. Will close all doors and windows at 9 PM every night, allowing only for patron ingress and egress.
12. Will not have patron occupancy/service to any portion of the basement of licensed premises.
13. Will not 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. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
17. 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 metal barricades or security personnel.
18. 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.

19. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
 20. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating
- vii. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **54 active licensed premises** within 750 ft. and 4 pending licenses according to LAMP, the Applicants having worked with the block associations and area residents to come to an agreement on method of operation, the closing 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 not extending the hours; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Restaurant Liquor License in the name of **1LW12 Restaurant LLC dba Sirrah 1-3 Little West 12th St 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor (6–0)

7. BBNY14 LLC dba Beatbox 248 W 14th St 10011 (OP–Tavern) (RW)

- i. **Whereas**, the Applicants and the Applicants’ Attorney appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for a new On Premises Tavern Liquor License to operate karaoke venue on the ground floor storefront and cellar of a five (5)-story, mixed-use building (ca. 1900) on West 14th Street between 7th and 8th Avenues (Block #618/Lot #9); and
- ii. **Whereas**, the ground floor premises is approximately 5,000 sq. ft. with approximately 2,000 sq. ft. on the ground floor and 3,00 sq. ft. in the cellar, the cellar being accessed by an interior stairway; there will be approximately 5 tables with approximately 24 lounge seats and one bar with 5 seats in the ground floor entry area, an additional 2 tables, one counter and approximately 20 seats in the cellar seating area with an additional four tables and 35 seats dispersed throughout the three karaoke rooms for a total interior seated occupancy of 84; there are two (2) karaoke rooms in the rear of the ground floor and another karaoke room in the cellar; the premises has one (1) door which will serve as patron ingress and egress, (1) emergency egress, five (5) patron bathrooms; the Applicant may add a door in the rear which will be used only for access to the HVAC system, there will be no use of the rear yard by staff or patrons should the door be added; there is no seating on either the sidewalk or roadways with this application; and
- iii. **Whereas**, the hours of operation will be 2 PM to 12 AM Sundays, 4 PM to 12 AM Mondays through Wednesdays, 4 PM to 2 AM Thursdays and Fridays and 2 PM to 2 AM Saturdays;

music will be recorded background music only from iPods/CDs/streaming services outside of the karaoke rooms; inside the karaoke rooms the music will be at entertainment levels, there may be not more than six (6) televisions; there will be no dancing, DJ's, live music, promoted events or scheduled performances, cover fees, velvet rope, security personnel or doormen; t

- iv. **Whereas**, the Applicants have developed their own proprietary software which will be used in connection with the karaoke rooms that have different modes such as regular karaoke, a mode based on singing skills and another based on lyrics; the karaoke rooms will booked primarily on a reservation system with a 2 hour booking minimum, there will be call bells in the karaoke rooms for wait service, the downstairs karaoke room and associated seating area will accommodate private parties of approximately 35 people; the ground floor entry lounge area will accommodate walk-ins and patrons prior to and after their karaoke room reservation; and
- v. **Whereas** the location has been vacant since approximately the end of 2018, it was previously licensed with an On-Premises Restaurant Liquor License from approximately 2016 through 2018 under the name of 248 Hospitality Group LLC dba Black Tap (Lic. ID # 0340-16-103534), and had been licensed under various other names since at least 2010; and
- vi. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of the On-Premises Tavern Liquor License and those stipulations are as follows:
 - 1. Premises will be operated and advertised as a karaoke venue with less than a full service kitchen but will serve food during all hours of operation.
 - 2. Hours of operation will 2 PM to 12 AM Sunday, 4 PM to 12 AM Mondays through Wednesdays, 4 PM to 2 AM Thursdays and Fridays and 2 PM to 2 AM Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. 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 outside of the three karaoke rooms which may have karaoke at entertainment levels. No music will be audible in any adjacent residences at any time.
 - 6. Will have not more than six (6) 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 ensure doorway to the common hallway is an alarmed door to prevent patron and employee access aside from in case of emergency.
 - 10. Will direct for hire vehicles to drop off / pick up on 8th Avenue.
 - 11. Will not have any patron or staff use of the rear yard aside from service to HVAC system when needed.
 - 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. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
 17. Will not have dancing, DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances or velvet ropes or metal barricades.
 18. 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.
 19. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
 20. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating
- vii. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Tavern Liquor License at this location, there being **53 active licensed premises** within 750 ft. and 9 pending licenses according to LAMP; the Applicant having met local residents and receiving their support, 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 not extending the hours; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a On-Premises Tavern Liquor License in the name of **BBNY14 LLC dba Beatbox 248 W 14th St 10011** unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor (6–0)

8. **Caliente Cab Rest Co Inc dba Caliente Cab Co 61 Seventh Ave South 10014** (OP–Restaurant) (Alteration: Dining Out NYC–Sidewalk) (*appearance waived*)
- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License (Lic. ID #0340-23-131633, exp. 1/31/2027) to add sidewalk seating as part of the Dining Out NYC program to their licensed premises; and
 - ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:

1. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 28 tables and 92 seats on 7th Avenue South between Bleecker and Morton Streets.
2. Hours of operation for the Dining Out NYC sidewalk and roadway seating will be from 12 PM to 10 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
7. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for the alteration to the existing On-Premises Liquor License for **Caliente Cab Rest Co Inc dba Caliente Cab Co 61 Seventh Ave South 10014**, to add seating under the Dining Out NYC program unless the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6–0)

9. ZMZ Barrow Tavern LLC dba Barrow Street Ale House 15 Barrow St 10014 (OP–Restaurant) (Alteration: Dining Out NYC–Roadbed) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License (Lic. ID #0340-23-133498, exp. 8/31/2025) to add roadway seating as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:

1. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 6 tables and 12 seats on Barrow Street between West 4th and Bleecker Streets.

2. Hours of operation for the Dining Out NYC sidewalk and roadway seating will be from 11 AM to 10 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
7. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for the alteration to the existing On-Premises Liquor License for **ZMZ Barrow Tavern LLC dba Barrow Street Ale House 15 Barrow St 10014**, to add seating under the Dining Out NYC program unless the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6–0)

10. Restaurant Associates, LLC 550 Washington St, 1st–4th Floors, 4th Floor Terrace (OP–Catering Facility) (*Renotification, appearance waived*)

- i. **Whereas**, this is renotification of an application heard in [April/2023](#) for a new On-Premises Catering Liquor License on multiple floors (1–4 and terrace, 6, 9 & 12) of a recently built twelve story office building that will be occupied by Google LLC, the building taking up a city block on Washington Street but also facing Houston Street and the West Side Highway across from Pier 40 in Hudson Square; this renotification is for floors 1–4 and associated 4th floor terrace; and
- ii. **Whereas**, the catering facilities will be ancillary to the business operated by Google, and there will be no outside promoters, with the all events being sponsored by Google, and despite there being multiple, large exterior spaces on different floors of the building facing the North, South and West, the service of alcohol beverages will be confined to the interior only, and there will be no exterior service bars or points of service of alcoholic beverages to any exterior location; and
- iii. **Whereas**, the hours of operation for the service of alcohol will be from 8:30 AM to 3:30 PM every day/evening, Sunday to Saturday; there will be no exterior music or speakers used in conjunction with the service of alcohol, music on the interior will be quiet 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 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 Catering On-Premises License, with those stipulations as follows:

1. The premises will offer catering services for the offices of Google LLC during daytime working hours.
2. The hours of operation will be from 8:30 AM to 3:30 PM every day, Sunday to Saturday.
3. The Premises will not operate as a Lounge, Tavern, or Sports Bar or allow any portion of the premises to be operated in that manner.
4. Service of alcoholic beverages will be conducted from the interior of building only. Alcoholic consumption will be permitted at/to exterior locations on the 4th floor but the service of alcohol from any exterior areas of the building will be prohibited; there will be no bars, stand-up or service in any exterior areas of the building. No sidewalk or roadbed seating.
5. The Applicant will play quiet ambient recorded background music only; no exterior music—no music will be audible in any adjacent residences at any time.
6. It will comply with the NYC Department of Buildings Regulations & and keep current at all times required Permits & Certificates.
7. It will not have unlimited drink or unlimited food and and drink specials; it will not have “boozy brunches” or serve pitchers of beer.
8. There will be no bottle service or the sale of alcohol in bottle form, except for the sale of bottles of beer, cider, and wine products purchased from the grocery area for consumption outside of the store.
9. It will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, or security personnel/doorman.
10. It will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
11. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premises Catering Liquor License to **Restaurant Associates Inc, floors 1-4 and Terrace, 550 Washington St 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA Catering On-Premises License.

Vote: Unanimous in favor (6–0)

11. Restaurant Associates, LLC 550 Washington St, 6th Floor (OP–Catering Facility)
(Renotification, appearance waived)

- i. **Whereas**, this is renotification of an application heard in [April/2023](#) for a new On-Premises Catering Liquor License on multiple floors (1–4 and terrace, 6, 9 & 12) of a recently built twelve story office building that will be occupied by Google LLC, the building taking up a city block on Washington Street but also facing Houston Street and the West Side Highway across from Pier 40 in Hudson Square; this renotification is for the 6th floor of the premises; and
- ii. **Whereas**, the catering facilities will be ancillary to the business operated by Google, and there will be no outside promoters, with the all events being sponsored by Google, the service of alcoholic beverages will be confined to the interior only, and there will be no exterior service bars or points of service of alcoholic beverages to any exterior location; and
- iii. **Whereas**, the hours of operation for the service of alcohol will be from 8:30 AM to 3:30 PM every day/evening, Sunday to Saturday; there will be no exterior music or speakers used in conjunction with the service of alcohol, music on the interior will be quiet 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 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 Catering On-Premises License, with those stipulations as follows:
 - 1. The premises will offer catering services for the offices of Google LLC during daytime working hours.
 - 2. The hours of operation will be from 8:30 AM to 3:30 PM every day, Sunday to Saturday.
 - 3. The Premises will not operate as a Lounge, Tavern, or Sports Bar or allow any portion of the premises to be operated in that manner.
 - 4. Service of alcoholic beverages will be conducted in the interior of the 6th floor only; there will be no bars, stand-up or service in any exterior areas of the building.
 - 5. The Applicant will play quiet ambient recorded background music only; no exterior music—no music will be audible in any adjacent residences at any time.
 - 6. It will comply with the NYC Department of Buildings Regulations & and keep current at all times required Permits & Certificates.
 - 7. It will not have unlimited drink or unlimited food and drink specials; it will not have “boozy brunches” or serve pitchers of beer.
 - 8. There will be no bottle service or the sale of alcohol in bottle form, except for the sale of bottles of beer, cider, and wine products purchased from the grocery area for consumption outside of the store.
 - 9. It will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, or security personnel/doorman.
 - 10. It will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
 - 11. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new new Restaurant On Premises Liquor License to **Restaurant Associates Inc, 6th Floor, 550 Washington St 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA Catering On-Premises License.

Vote: Unanimous in favor (6–0)

12. Restaurant Associates, LLC 550 Washington St, 9th Floor (OP–Catering Facility)
(Renotification, appearance waived)

- i. **Whereas**, this is renotification of an application heard in [April/2023](#) for a new On-Premises Catering Liquor License on multiple floors (1–4 and terrace, 6, 9 & 12) of a recently built twelve story office building that will be occupied by Google LLC, the building taking up a city block on Washington Street but also facing Houston Street and the West Side Highway across from Pier 40 in Hudson Square; this renotification is for the 9th floor of the premises; and
- ii. **Whereas**, the catering facilities will be ancillary to the business operated by Google, and there will be no outside promoters, with all events being sponsored by Google, the service of alcoholic beverages will be confined to the interior only, and there will be no exterior service bars or points of service of alcoholic beverages to any exterior location; and
- iii. **Whereas**, the hours of operation for the service of alcohol will be from 8:30 AM to 3:30 PM every day/evening, Sunday to Saturday; there will be no exterior music or speakers used in conjunction with the service of alcohol, music on the interior will be quiet 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 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 Catering On-Premises License, with those stipulations as follows:
 1. The premises will offer catering services for the offices of Google LLC during daytime working hours.
 2. The hours of operation will be from 8:30 AM to 3:30 PM every day, Sunday to Saturday.
 3. The Premises will not operate as a Lounge, Tavern, or Sports Bar or allow any portion of the premises to be operated in that manner.
 4. Service of alcoholic beverages will be conducted in the interior of the 9th floor only; there will be no bars, stand-up or service in any exterior areas of the building.
 5. The Applicant will play quiet ambient recorded background music only; no exterior music—no music will be audible in any adjacent residences at any time.
 6. It will comply with the NYC Department of Buildings Regulations & and keep current at all times required Permits & Certificates.
 7. It will not have unlimited drink or unlimited food and and drink specials; it will not have “boozy brunches” or serve pitrs of beer.

8. There will be no bottle service or the sale of alcohol in bottle form, except for the sale of bottles of beer, cider, and wine products purchased from the grocery area for consumption outside of the store.
9. It will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, or security personnel/doorman.
10. It will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
11. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new new Restaurant On Premises Liquor License to **Restaurant Associates Inc, 9th Floor, 550 Washington St 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA Catering On-Premises License.

Vote: Unanimous in favor (6–0)

13. Restaurant Associates, LLC 550 Washington St, 12th Floor, 12th Floor patio/deck (OP–Catering Facility) (*Renotification, appearance waived*)

- i. **Whereas**, this is renotification of an application heard in [April/2023](#) for a new On-Premises Catering Liquor License on multiple floors (1–4 and terrace, 6, 9 & 12) of a recently built twelve story office building that will be occupied by Google LLC, the building taking up a city block on Washington Street but also facing Houston Street and the West Side Highway across from Pier 40 in Hudson Square; this renotification is for Floor 12 and associated 12th floor terrace which is located on the north, south, east and west sides of the building; and
- ii. **Whereas**, the catering facilities will be ancillary to the business operated by Google, and there will be no outside promoters, with the all events being sponsored by Google, and despite there being multiple, large exterior spaces on different floors of the building facing the North, South and West, the service of alcohol beverages will be confined to the interior only, and there will be no exterior service bars or points of service of alcoholic beverages to any exterior location; and
- iii. **Whereas**, the hours of operation for the service of alcohol will be from 8:30 AM to 3:30 PM every day/evening, Sunday to Saturday; there will be no exterior music or speakers used in conjunction with the service of alcohol, music on the interior will be quiet 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 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 Catering On-Premises License, with those stipulations as follows:

1. The premises will offer catering services for the offices of Google LLC during daytime working hours.
2. The hours of operation will be from 8:30 AM to 3:30 PM every day, Sunday to Saturday.
3. The Premises will not operate as a Lounge, Tavern, or Sports Bar or allow any portion of the premises to be operated in that manner.
4. Service of alcoholic beverages will be conducted from the interior of building only. Alcoholic consumption will be permitted at/to exterior locations on the 12th floor but the service of alcohol from any exterior areas of the building will be prohibited; there will be no bars, stand-up or service in any exterior areas of the building. No sidewalk or roadbed seating.
5. The Applicant will play quiet ambient recorded background music only; no exterior music—no music will be audible in any adjacent residences at any time.
6. It will comply with the NYC Department of Buildings Regulations & and keep current at all times required Permits & Certificates.
7. It will not have unlimited drink or unlimited food and and drink specials; it will not have “boozy brunches” or serve pitchers of beer.
8. There will be no bottle service or the sale of alcohol in bottle form, except for the sale of bottles of beer, cider, and wine products purchased from the grocery area for consumption outside of the store.
9. It will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, or security personnel/doorman.
10. It will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
11. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premises Catering Liquor License to **Restaurant Associates Inc, Floor 12 and exterior patio/deck, 550 Washington St 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA Catering On-Premises License.

Vote: Unanimous in favor (6–0)

14. AW Hospitality LLC, dba Drai’s Supper Club, 244 West 14th Street 10014 (OP–Restaurant)
(Change in Method of Operation)

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared in **January/2025** before Community Board 2, Manhattan’s SLA Committees #2 to present an application to the NYS Liquor Authority for a Change in Method of Operation to an On-Premises Liquor License to operate a full service, high-end French restaurant and caviar lounge in the ground floor and basement of a C6-2A-zoned, 2-story commercial building (c. 1920) on West 14th Street between 7th and 8th Avenues (Bock #618/Lot #10); and

ii. **Whereas**, an investor who was disclosed at that January/2025 CB2, Man. meeting, Dustin Drai, is going to be added as a principal to the application, the stipulation agreement signed in January/2025 has been amended as follows **with the bold type being the change on stipulation 20**:

1. Premise will be advertised and operated as a full-service French restaurant with a caviar lounge in the cellar with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be from are 12:00 PM to 12:00 AM Sundays through Tuesdays and 12:00 PM to 2:00 AM Wednesdays through Saturdays. No patrons will remain after stated closing time.
3. Will not operate as a Club, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not have televisions.
5. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating now or in the future.
6. Will play recorded background music at conversational levels only and may have live acoustic music, primarily piano (no brass instruments, percussion, microphones or amplification) at background levels on the ground floor. The cellar will have recorded background music only with the exception of private parties in the basement which may have DJs or acoustic live music (no brass instruments, percussion, microphones or amplification). Will install and calibrate sound limiter to ensure that no music will be audible in any adjacent residences at any time.
7. Will have not more than 24 private parties per year.
8. Will do a sound test involving the residents to ensure soundproofing is sufficient so as to prevent music and bass from being heard in residential homes, particularly when there may be DJs.
9. Will not have televisions.
10. Will close all doors and windows at all times, allowing only for patron ingress and egress.
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 ensure emergency egress from cellar to the common hallway is an alarmed door to prevent patron and employee access aside from in case of emergency.
13. There will be no use of rear yard by patrons or staff. Door to rear yard will be closed and alarmed at all times.
14. Will not install or have French doors, operable windows or open façades.
15. Will not make changes to the existing façade except to change signage or awning.
16. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
17. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
18. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
19. Will not have: dancing, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades.

20. 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 **other than Dustin Drai**.
21. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a new On-Premises Restaurant Liquor License in the name of **AW Hospitality LLC, dba Drai's Supper Club, 244 West 14th Street 10014** unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the "Method of Operation" of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license..

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:

- 15. Realtek LLC dba Sant Ambroeus 259 W 4th St 10014** (OP-Restaurant) (Alteration: DONYC-Roadway)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on March 6, 2025, 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 **Realtek LLC dba Sant Ambroeus 259 W 4th St 10014** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6-0)

- 16. Puar LLC dba Entwine 765 Washington St 10014** (OP-Restaurant) (Alteration: DONYC-Roadway)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on March 6, 2025, the Applicant requested to lay over this application to April/2025 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 **Puar LLC dba Entwine 765 Washington 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)

17. The Crystal Room, L.P. dba Blue Ribbon 97 Sullivan St 10012 (OP-Restaurant)
(Alteration: DONYC-Sidewalk and Roadway)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on March 6, 2025, the Applicant requested to lay over this application to April/2025 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 **The Crystal Room, L.P. dba Blue Ribbon 97 Sullivan 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)

18. Flexible Fish Corp dba Blue Ribbon Sushi 119 Sullivan St 10012 (RW-Restaurant)
(Alteration: DONYC-Roadway)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on March 6, 2025, the Applicant requested to lay over this application to April/2025 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 **Flexible Fish Corp dba Blue Ribbon Sushi 119 Sullivan 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)

19. Charlie Boy 263 LLC 263 Bleecker St 10014 (RW–Restaurant)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on March 6, 2025, 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 **Charlie Boy 263 LLC 263 Bleecker 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)

20. Room Service Gansevoort St LLC dba Room Service 63 Gansevoort St aka 22-30 Little West 12th St 10014 (OP–Tavern)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on March 6, 2025, the Applicant requested to lay over this application to April/2025 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 **Room Service Gansevoort St LLC dba Room Service 63 Gansevoort St aka 22-30 Little West 12th 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)

21. Realmuto 117 7th Avenue South LLC dba Realmuto 117 7th Ave South 10014 (OP–Restaurant) (Class Change)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on March 6, 2025, the Applicant requested to lay over this application to April/2025 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 **Realmuto 117 7th Avenue South LLC dba Realmuto 117 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 (6–0)

NEW BUSINESS

22. Ruby’s West Village LLC dba Little Ruby’s Café 225 West 4th Street 10014 (Alteration: DONYC–sidewalk seating) (Lic ID # 0340-23-138523, exp 8/31/2025, SN #1345228) (*renotification, appearance waived*)

- i. **Whereas**, in July/2024 the Applicant and Applicant’s Representative appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 & #2 to present an application for an alteration to their On-Premises Restaurant Liquor License to add sidewalk seating on both West 4th Street and 7th Avenue South to their ground floor licensed premises located within a four-story mixed use townhouse building (ca. 1910) with a single story extension on a triangular corner of Seventh Avenue and West 4th Street in Greenwich Village, this building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. **Whereas**, at that time the Applicant executed and had notarized a stipulation agreement with CB2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the Change in Method of Operation/Alteration of their On-Premises Restaurant Liquor License and the full board of CB2, Man. unanimously recommended approval of the application with those stipulations as follows:
 1. Premises will be operated as a family friendly restaurant serving breakfast, lunch and dinner with the kitchen open until at least 10:30 PM nightly food available until closing every night.
 2. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.

3. The hours of operation will be from 11 AM to 11 AM Sundays through Thursdays and 11 AM to 2 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café operating under the Dining Out NYC program with no more than 4 tables and 8 seats on West 4th Street, 14 tables and 28 patron seats on 7th Avenue South and one counter with two seats within the property line on 7th Avenue South which will operate with the same hours as the Dining Out NYC sidewalk seating.
5. Will abide by all rules and regulations of the Dining Out NYC program including all clear path requirements and that all service will be from within the sidewalk café boundaries.
6. Unenclosed sidewalk café and exterior seating within the property line will close no later than 10 PM. All tables and chairs will be secured at this hour. No exterior music, speakers or TVs.
7. Pre-existing enclosed sidewalk café consisting of 10 tables / 20 seats which was licensed with the Department of Consumer Affairs follows the same hours as the interior restaurant. There will be no speakers in the enclosed sidewalk café.
8. No roadbed seating.
9. Primary entrance will be located on 7th Avenue with entrance through the enclosed sidewalk café.
10. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
11. Will not have televisions.
12. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
13. Will not have patron occupancy/service to any portion of the basement of licensed premises.
14. Will not install or have French doors, operable windows or open facades.
15. Will not make changes to the existing façade except to change signage or awning or those currently pending or approved by LPC.
16. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
17. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
18. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
19. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel.
20. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
21. Will appear before CB2, Man. once a procedure is put in place for the enclosed sidewalk café under Dining Out NYC.

iii. Whereas, the NYSLA did not permit the Applicant to file the Alteration application to add outdoor seating until they received the permit from DOT and the DOT permit was just issued on February 14, 2025, the original 30-Day Notice having expired, the Applicant is re-notifying CB2, Man. of their intention to re-file the same alteration application, there is no change in

principals or method of operation, the Applicant affirming that the previously signed and executed stipulations would be attached and incorporated into the Change in Method of Operation/Alteration application; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the Alteration application to the On-Premises Restaurant Liquor License in the name of **Ruby's West Village LLC dba Little Ruby's Café 225 West 4th Street 10014** unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the "Method of Operation" of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: **TK**

Respectfully submitted,

Donna Raftery, Chair, SLA Licensing 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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Cannabis Licensing Committee (CLC)

The CB2 CLC met on Wednesday, March 19, 2025, at 6:30 PM in the conference room of the CB2 office.

CB2 CLC Committee • Present: Mar Fitzgerald (Chair), Patricia Laraia (Vice Chair), William Benesh, Chris Dignes, Jeannine Kiely

Absent with Notice: Antony Wong

Representative from Electeds: Isabelle Oh of AM Grace Lee

Attendees: Boris Roels

Agenda

1. Consideration of [Amendments to the Proposed Public Convenience and Advantage Regulations](#)

Minutes

On March 19, 2025, Chair Fitzgerald called the meeting to order at 6:40 PM, where committee members introduced themselves and confirmed a quorum. The discussion focused on providing feedback regarding proposed amendments to NYS cannabis regulations. On October 23, 2024, the Office of Cannabis Management had proposed changes to ease proximity restrictions for retail dispensaries under Public Convenience and Advantage (PCA) standards. However, after significant public opposition during the 60-day comment period, the agency revised the proposal to include stricter rules, such as minimum distance requirements, restrictions in areas with multiple licensees, mandatory notifications, a nine-month operational requirement for existing dispensaries, enhanced municipal notices, and detailed submission procedures. A Notice of Revised Rulemaking will be published to gather further public input on the updated amendments.

Business Session

The CLC deliberated and voted to approve a resolution recommending specific revisions to the proposed amendments to Public Convenience and Advantage regulations.

**Resolution the Revise Proposed Amendments to Proposed
Public Convenience and Advantage Regulations**

1. **Whereas**, On October 23, 2024, the Office of Cannabis Management (OCM) submitted to the NYS Register [Proposed Rulemaking for amendments to Adult Use Dispensaries-Standards for Public Convenience and Advantage](#)¹
2. **Whereas**, if adopted, those amendments to N.Y. [Comp. Codes R. & Regs. Tit. 9 § 118.1 and 119.4](#)² change the standards by which cannabis licensees and applicants would be granted waivers to proximity restrictions that would give the Cannabis Control Board (CCB) to approve dispensaries to be located within 1000 feet radius of another, based on Public Convenience and Advantage (PCA); and
3. **Whereas**, in December 2024, [Community Board 2 Manhattan submitted comments](#)³ recommending considerable revisions to the [10/23/24 Proposed Rulemaking](#); and
4. **Whereas**, the comment period for the 10/23/24 Proposed Rulemaking concluded on December 3, 2024 with the OCM office receiving overwhelmingly negative feedback from license applicants and holders, elected officials, public health organizations, local municipalities and Community Boards, and the public arguing that the regulations required more specific criteria to prevent the oversaturation of retail dispensary locations; and
5. **Whereas**, of the sixty-six comments submitted, two were in favor, sixteen recommended revisions, and forty-eight were opposed to the changes; and
6. **Whereas**, many comments concerned the impact of increased cannabis retail density on public health, citing studies on tobacco and alcohol retail density and the related negative health outcomes for youth and adolescent; and
7. **Whereas**, at the February 14, 2025 CCB meeting, the OCM issued, and the CCB passed Resolution No. 2023-09 “Consideration of Amendments to the Proposed Public Convenience and Advantage Regulations”, revising its PCA amendments based on the aforementioned feedback; and
8. **Whereas**, the adoption of Resolution No. 2023-09 requires a new Notice of Revised Rulemaking to be published in the State Register, which will allow for a 45-day public comment period; and
9. **Whereas**, Community Board 2 has grayed portions of the proposed regulations below to reflect its declination to comment on matters outside of the five boroughs, and urges the OCM and CCB to seek feedback from municipalities outside of New York City for comments on the proposed regulations; and
10. **Whereas**, Community Board 2 recommends that the OCM and CCB revise the proposed amendments to Public Convenience and Advantage to read as follows:

Paragraph (88) of subdivision (a) of section 118.1 is repealed:

(88) Public convenience and advantage standards mean factors used to determine whether or not the Board will grant a license to a licensee which will not result in over saturation of adult- use cannabis licensees.

Paragraph (94) is replaced and Paragraphs (94-107) are renumbered to (95-107)

Retail Cannabis: means any Adult-Use Retail Dispensary License (OCMRETL), Conditional Adult-Use Retail Dispensary (OCMCAURD) License, Microbusiness License (OCMMICR) Registered Organization (OCMRO), Registered Organization with Dispensing (OCMXROD), or Limited retail consumption facility/On-Site Consumption License (when deployed)

and paragraphs (89) through (107) are renumbered to (88) through (106).

Subdivision (a) of section 119.4 is amended to read as follows:

(a) The State of New York has a regulatory interest in the economic development of the cannabis market; ensuring that market growth proceeds in a manner that is reasonable, ordered, transparent; and the minimization of the collateral consequences resulting from inattention to the pace of growth. Therefore, no retail dispensary license or microbusiness license shall be granted for any premises that is:

- (1) within a 1000-foot radius of a registered organization, ROD, or any other premises for which a retail

¹ <https://dos.ny.gov/system/files/documents/2024/10/102324.pdf>

² <https://cannabis.ny.gov/system/files/documents/2023/09/exprs-trms-adopt-au-regs-9-12-0.pdf>

³ https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/2025/02/12-December-2024-Full-Board-Minutes_EGS-Edits.pdf

dispensary license or microbusiness license has been issued, in a municipality having a population of 20,000 or more; or

(2) within a 2000-foot radius of a registered organization, ROD, or any other premises for which a retail dispensary license or microbusiness license has been issued, in a municipality having a population of 20,000 or less; or

(3) between a 500 to 1,000-foot radius of a registered organization, ROD, or any other premises for which a retail dispensary license or microbusiness license has been issued, in a municipality having a population of 20,000 or more, unless the existing licensee has been operating for at least 9 months and the licensee or applicant seeking waiver has demonstrated to the local Community Board and the Board (Cannabis Control Board - CCB) that issuing the license for the location would promote Public Convenience and Advantage;

(4) between a 1,000 to 2,000-foot radius of a registered organization, ROD, or any other premises for which a retail dispensary license or microbusiness license has been issued, in a municipality having a population of 20,000 or less, unless the existing licensee has been operating for at least 9 months and the licensee or applicant has demonstrated to the Board that issuing the license would promote public convenience and advantage;

(5) within a 1,000-foot radius of two retail cannabis licensees in a municipality having a population of 20,000 or more; or

(6) within a 2,000-foot radius of two other licensees issued the same license type sought by the applicant, in a municipality having a population of 20,000 or less.

Subdivision (b) of section 119.4 is amended to read as follows:

(b) A licensee or applicant seeking to demonstrate that granting a license for its location would promote public convenience and advantage must submit a request in accordance with subdivision (c) of this section. The licensee or applicant must demonstrate to the satisfaction of the Board that approving a premises in such location would promote public convenience and advantage based upon consideration of at a minimum, the following factors, which include:

(1) approval of the Public Convenience and Advantage request from the applicable municipality or local Community Board

(2) the distance from any other licensed and operational cannabis retail location, that, has been approved by both the municipality and the Board, is within

(i) 1000 feet of the proposed location in municipality having a population of 20,000; or

(ii) 2,000 feet in jurisdictions where the minimum distance between retail dispensaries is 1,000-feet;

(3) any, geographic, structural, or topographic barriers that separate the proposed location from any existing cannabis retail, as defined by addendum A. Examples of New York City Geographical Barriers; or

~~(3) the distance between the proposed location and any existing retail dispensary location, when measured as a pedestrian or car would travel; (What is being measured here? What might be determined from this information?)~~

~~(4) any area zoned for dense commercial activity factors unique to the proposed location, including any environmental or economic, or circumstantial considerations that justify its placement and/or a need for greater adult use cannabis consumer access in the local area, including, but not limited to:~~

(4) any area zoned for high-density commercial activity, that justifies and quantifies high consumer demand such as [Special Enhanced Commercial Districts](#);

~~(i) justification of high consumer demand for additional retail dispensaries or retail microbusinesses in the area;~~

~~(ii) the number of illicit cannabis dispensaries or former illicit dispensaries in close proximity to both the existing and proposed locations;~~

(i) with priority for existing social and economic equity licensees within the applicable radius of the location;

~~(iv) and any other factors submitted by the requestor.~~

Subdivisions (c) through (l) of section 119.4 are re-lettered to (e) through (n) and new subdivisions (c) and (d) of section 119.4 are added to read as follows:

(c) Any requests submitted pursuant to subdivision (b) of this section must attach copies of the following notices, which

must be made prior to submission of the request:

(1) a notice, to the applicable local municipality or local Community Board, of the licensee or applicant's intention to submit a Public Convenience and Advantage request from the Board pursuant to this section on a form provided by the Office Pursuant to section 76 of the Cannabis Law and section 119.3(b) of this Part, that notice must include a copy of the Public Convenience and Advantage application to be submitted to the Board and state that the municipality or Community Board has a maximum of 45 days to submit a response prior to consideration of the application by the Board. The Board cannot act on the request until the municipality or community board submits a response or the expiration of the 45-day period, whichever happens first. If a municipality or community board requests a one-time 30-day extension to provide their opinion, the Board cannot take action until either a response is submitted or the 75-day period expires, whichever occurs first.

(2) the notice form and Public Convenience and Advantage request is submitted to all retail cannabis licensees located within a 1000-foot radius, and such notification must be made at the same time as the municipal or community board notification in paragraph (1) of this subdivision.

(d) parties receiving notices pursuant to subdivision (c) may submit responses to the request directly to the Board prior to consideration of the request and be heard during the board meeting in which the public convenience and advantage request is considered. The procedures to submit responses and be heard will be set by the Office and subject to approval by the Board

(e) parties receiving notices pursuant to subdivision (c) may submit responses to the request directly to the Municipality or local Community Board prior to consideration of the request and be heard during the municipal meeting, hearing, or review to consider the public convenience and advantage request. The procedures to submit responses and be heard will be set by the municipality or Community Board considering the request.

Therefore, be it Resolved, that Community Board 2 strongly urges the NYS Office of Cannabis Management and Cannabis Control Board to adopt the recommendations above.

Be if Further Resolved, that Community Board 2 strongly urges the Office Cannabis Management and Cannabis Control Board to fully engage all New York State Community Boards in the drafting of any proposed regulations pertaining to retail cannabis.

VOTE: Yea-5 Nay-0 Abstain-0 Recuse-0 Respectfully

submitted,

Mar Fitzgerald • Chair Patricia
Laraia • Vice Chair

Examples of New York City Geographical Barriers

1. Geographic (Natural features that might limit movement and social interaction)

- **Rivers and waterways:**
 - The **East River** separates Manhattan from Brooklyn and Queens.
 - The **Hudson River** separates Manhattan from New Jersey.
 - The **Harlem River** separates Manhattan from The Bronx.
 - The **New York Bay and The Narrows** separate Staten Island from Brooklyn.
- **Islands:**
 - **Roosevelt Island** (between Manhattan and Queens) is only accessible by tram, bridge, or subway.
 - **Governors Island** (south of Manhattan) requires a ferry to access.

2. Structural (Human-made structures that might affect connectivity)

- **Bridges and Tunnels:**
 - The **Brooklyn-Battery Tunnel** (now Hugh L. Carey Tunnel) is the longest vehicular tunnel in NYC and creates a bottleneck between Brooklyn and Manhattan.
 - The **Verrazano-Narrows Bridge** connects Brooklyn and Staten Island but has no pedestrian access.
 - The **Queens-Midtown Tunnel** limits direct movement between Midtown Manhattan and Queens for those without vehicles.
- **Highways and Expressways:**
 - The **Cross Bronx Expressway (I-95)** divides The Bronx and creates congestion and pollution, contributing to social and economic disparities.
 - The **Brooklyn-Queens Expressway (BQE)** separates waterfront neighborhoods from the rest of Brooklyn and Queens.
 - The **FDR Drive** in Manhattan limits easy access to the East River waterfront.
- **Rail Lines and Train Yards:**
 - The **LIRR Jamaica Yard** in Queens acts as a barrier between neighborhoods.
 - The **Amtrak Sunnyside Yard** in Queens restricts movement and development.
- **Public Housing and Industrial Zones:**
 - The **Red Hook Houses** in Brooklyn are surrounded by highways and industrial zones, making access to transit difficult.
 - **Hunts Point in The Bronx**, a major food distribution hub, has large industrial zones that cut off residential areas from the waterfront.

3. Topographic (unique landscape features, forms and surfaces)

- **Hills and Cliffs:**
 - **Washington Heights and Inwood** in Upper Manhattan have steep terrain, making north-south travel challenging.
 - **Riverdale in The Bronx** sits on a high ridge, with fewer direct transportation routes.
 - **Staten Island's Todt Hill** (the highest point on the East Coast south of Maine) affects road layouts and development.
- **Parks and Green Spaces:**
 - **Central Park in Manhattan** is a large green space that forces vehicles and pedestrians to navigate around it.
 - **Prospect Park in Brooklyn** creates similar diversions for traffic and foot travel.
 - **Van Cortlandt Park in The Bronx** is a vast space that limits direct east-west movement.

4. Travel distance

- **Transit Deserts** areas containing a large constituent of transit-dependent populations with limited automobile access where the level of mass transit does not adequately service these populations; any area in the five-boroughs where it takes 15 minutes or more to walk to the nearest subway.

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*
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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

March 5, 2025

The Parks & Waterfront Committee of Community Board #2, Manhattan held its monthly meeting on Wednesday, March 5, 2025, at 6:30 in person at 75 Morton Street School and via Zoom.

The meeting covered one topic: Discussion of the decision by Hudson River Park Trust not to renew the permit for P3 (Pier Park and Playground Association) to use the indoor space at Pier 40.

Board Members Present: Rich Caccappolo (Chair); Susanna Aaron (Vice Chair); Edward Siegel

Board Members Remote: Ritu Chattree; Chris Dignes; Shirley Secunda; Frederica Sigel

Board Members Absent with Notice: Benjamin Listman; Matthew Metzger

Board Members Absent without Notice:

Public Members Remote: Elizabeth Gilmore

Public Members Absent with Notice: Sharon Woolums; Coral Dawson

Other CB2 Board members – Jeannine Kiely, Valerie De La Rosa, Susan Wittenberg, Donna Raftery and Susan Kent, Chair of CB2 - also attended.

In total, approximately 120 people attended the meeting in person and 83 on zoom.

There were no resolutions resulting from this meeting.

The meeting started with an introduction from Noreen Doyle, President and CEO of the Hudson River Park Trust (HRPT). She addressed those gathered for our community meeting to discuss the future of the space inside the “donut” that is the building on Pier 40 that has been occupied by Pier, Park and Playground Association’s (P3 <https://www.pier40baseball.com/>) P3 Baseball & Softball program for over 27 years. P3’s occupation predated the formal establishment of Hudson River Park in 1998.

Ms. Doyle emphasized the park’s strong commitment to youth sports. She highlighted that Hudson River Park operates on a financially self-sustaining model, primarily funded by leases and permits, while also recognizing certain public-benefit activities, such as free kayaking and historic vessel programs, and that the P3 space has historically served a public benefit and that P3 has never been charged rent for the space.

The meeting was called due to the notification of termination by HRPT of P3’s permit earlier (summer of last year) after unauthorized construction occurred. Despite this, the Trust reaffirmed its

commitment to keeping the space for non-commercial (no rental charge), youth sports use and announced a public procurement process to determine its future operator. An RFP will be created and P3 will be able to submit a proposal to remain in the space. Note that P3 also gets permits for outdoor field space throughout the year and HRPT has pledged that those permits will not be impacted by the RFP process, which is important because P3 runs camps during the summer and school breaks as well as after school programs and requires the field permits to do so. Ms. Doyle emphasized that community input would shape the RFP process and that the goal is to minimize disruption to the space's availability. This CB2 meeting was the first step in that process of gathering community input.

During Ms. Doyle's comments, a committee member questioned why the unauthorized construction led to a complete reevaluation of the space's use. Ms. Doyle responded that the construction was significant, not merely cosmetic, and that as stewards of public land, the Trust had a responsibility to act. However, she assured attendees that the goal is to maintain the space for public youth sports and expedite the selection process for an operator so as to minimize disruption to youth sports activities and P3 can apply to remain as that operator. She assured that the new permit would remain rent-free but would include clearer guidelines to eliminate questions on topics such as construction and to ensure broad public benefit.

It was also noted that all public spaces inside the building are periodically reviewed according to HRPT's "procurement process" wherein potential program operators apply and are selected. Uniquely, that process has never been done for the space in the southwest corner of the building that has been occupied by P3.

Councilmember Christopher Marte spoke next and voiced concerns about the RFP / procurement process, warning that it could lead to competing interests attempting to claim the space. He advocated for allowing P3 to continue its operations without a formal bidding process, given its longstanding role in the community.

There were 120 attendees in the room and over 50 on zoom and 42 of them spoke during the next section of the meeting – everyone who wanted to do so was able to speak. Those who offered comments emphasized that the best use of the space is for baseball and softball and many of them also opined that P3 is the best operator of the space for that purpose.

Supporters of indoor baseball and softball facilities and P3 highlighted their impact on the community. They said that baseball requires indoor space, especially during the winter months, and that the program has been instrumental in keeping families in the area, teaching young people valuable skills, and fostering community engagement.

Many speakers shared personal stories about the significance of P3, including supporting youth development, and providing a space for both recreational and competitive baseball and softball and its role in teaching English to children of immigrants. They urged the community to recognize the irreplaceable value of the facility.

Other speakers noted the size and scope of the local baseball and softball leagues – Greenwich Village Little League, Downtown Little League, Stuyvesant Little League - as well as schools, such as Stuyvesant High School, that use the facility throughout the year. These groups serve thousands of children ages 4 to 17 who have the opportunity to train in the space and take part in the camps. P3 and the leagues provide scholarships to 5% of participants and their impact extends beyond Manhattan, welcoming kids not just from downtown NYC, but from Brooklyn, Queens, and Long Island City.

Additional commentary was shared about the value of the indoor batting cages and facilities that enable skill development, strength training, and conditioning, which are essential for player growth. It was stated that without indoor access, participation and overall interest in the sport would decline.

Many speakers pointed to the value of this accessible, high-quality instruction being offered at a low cost by the leagues and P3 and the coordination between them. Other private facilities in NYC were said to be much more expensive and not accessible to all families. Taking this space from P3 would limit opportunities, especially for those unable to afford private training. The varsity coach of Stuyvesant High School pointed out that Stuyvesant is a Title I school, with many students are from low-income families, making P3's affordability crucial. He warned that if P3 closes, these children will have no viable alternative for training.

Also, it was stressed that the indoor space as run by P3 fosters community, belonging, and development beyond just the sport. Parents shared personal stories about lasting positive impact from P3 on their children's personal growth, confidence, collaboration, character, and relationship building across public and private schools and life skills development as well as the importance of structured practice as provided by P3 in developing discipline, perseverance, and teamwork. They urged the HRPT decision-makers to prioritize the community's attachment to P3 in their decision-making process. Children spoke of their own experiences and concurred with the comments conveyed by adults about their development as both players and people and described how the mentorship from coaches was like a second family to them and how it provided a supportive environment for many kids, especially those from different cultural backgrounds,

Several speakers shared very personal stories of how the baseball community, especially the P3 coaches, supported families during difficult times and urged HRPT to consider the broader implications of such a decision emphasizing the program's lasting impact on youth, noting its role as both a place of safety and cultural unity.

Overall, the speakers advocated for keeping P3 open, emphasizing its indispensable role in youth sports, community cohesion, and affordability and the speakers called for P3 to remain a dedicated community sports facility, without interruption of services (including camps this summer) emphasizing its accessibility, affordability, and long-standing contributions to youth sports development.

Speaker after speaker - including parents of children long graduated from the programs and longtime volunteers - reinforced the testimonies via a very passionate and heartfelt discussion about the importance of P3, both as a community space and a resource for children.

At the end of the speakers' comments, HRPT CEO and President, Noreen Doyle, reiterated that the purpose of the CB2 gathering was to help shape an RFP (Request for Proposals) for a public space near a ball field and that the conversation had been very helpful to that end. She noted that the RFP process will aim to ensure equal opportunity for all interested parties to respond by answering specific questions and the goal is to identify public needs and tailor the RFP to meet those needs. Ms. Doyle mentioned that while responses are open to anyone, HRPT will be seeking proposals that serve a broad range of New Yorkers and are accessible, particularly for youth sports and affordable programs. She emphasizes that the RFP is not meant to serve only elite groups, but rather to offer benefits to the general public. Also, HRPT believes that it is important to pair the indoor space to a ball field because doing so supports the Trust's vision of maximizing the benefit of the space. Lastly, Ms. Doyle acknowledged the limitations of any public outreach, noting that it's not possible to reach every

interested individual, but HRPT aims to engage as many people as possible from this point forward. Assurances were given that the space will remain dedicated to youth sports and will not be converted to a rental facility. The restructuring is intended to enhance professionalism and ensure better future management. The RFP process is also a way to make sure that in 5 years, if another organization makes a strong argument, they will be considered.

One related topic: it was noted that the capacity of the P3 Board, which had shrunk significantly since before the pandemic, had a hand in allowing some oversight issues. To address this issue, speakers explained how the organization is restructuring and refocusing through Board revitalization, i.e., the board is being expanded, with Dan Miller assuming the role of executive chairman and Peter Marino hired as the paid executive director, and openly addressing past issues including construction problems and the board's diminished involvement. They see the RFP process as an opportunity to formalize and improve oversight.

Respectfully submitted,

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