

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

FULL BOARD MINUTES

DATE: February 20, 2025
TIME: 6:30 P.M.
PLACE: The Gould Welcome Center at NYU, 50 West 4th Street, and via Zoom

ATTENDANCE

BOARD MEMBERS PRESENT IN PERSON: Susanna Aaron, William Benesh, Keen Berger, Carter Booth, Anita Brandt, Richard Caccappolo, Valerie De La Rosa, Arturo Fernandez, Susan Gammie, David Gruber, Juliet Kaye, Zachary Kazzaz, Susan Kent, Jeannine Kiely, Patricia Laraia, Janet Liff, Benjamin Listman, Erika Olson, Brian Pape, Donna Raftery, Lois Rakoff, Eddie Siegel, Frederica Sigel, Emma Smith, Antony Wong (25)

BOARD MEMBERS PRESENT VIA ZOOM AND COUNTING TOWARD QUORUM: Katy Bordonaro, Ivy Kwan Arce, Ed Ma, Shirley Secunda, Dr. Shirley Smith, Chenault Spence, Eugene Yoo (7)

BOARD MEMBERS PRESENT VIA ZOOM AND NOT COUNTING TOWARD QUORUM: Ritu Chattree, Mar Fitzgerald, Matthew Metzger, Susan Wittenberg (4)

BOARD MEMBERS ABSENT WITH NOTIFICATION: Amy Brenna, Chris Dignes, Stella FitzGerald, Ryder Kessler, Bo Riccobono, Rocio Sanz (6)

BOARD MEMBERS ABSENT: Cormac Flynn (1)

BOARD MEMBERS PRESENT/ARRIVED LATE: (0)

BOARD MEMBERS PRESENT/LEFT EARLY: Chenault Spence

BOARD STAFF PRESENT: Mark Diller, District Manager; Florence Arenas, Community Coordinator; Francine Lange, Consultant

ELECTED OFFICIALS’ REPRESENTATIVES: District Attorney Alvin Bragg (Peter Tse), US Congressman Dan Goldman (Carlos Rondon); NYS Senator Brian Kavanagh (Sharif Krabti); NYS Senator Brad Hoylman-Sigal (Jonah Rose); NYS Assembly Member Grace Lee (Fannie Ip); NYS Assembly Member Deborah Glick (Tracy Jackson); Mayor Eric Adams (Robin Forst); Manhattan Borough President Mark Levine (Andrew Chang); New York City Comptroller Brad Lander (Evelin Collado); City Council Member Christopher Marte (Conor Allerton); City Council Member Carlina Rivera (Bianny Rodriguez); NYC Council Member Erik Bottcher (Nicole Barth)

MEETING SUMMARY

Meeting Date – February 20, 2025

Board Members Present – 36

In Person – 25

via Zoom Counting toward Quorum – 7

via Zoom not Counting toward Quorum – 4

Board Members Absent with Notification – 6

Board Members Absent – 1

Board Members Present/Arrived Late – 0

Board Members Present/Left Early – 1

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PUBLIC SESSION

Lois Rakoff: Speaking as the Director of the **Edgar Allen Poe foundation**. Seeking community participation in performances, which are held on Fridays at 6:00pm at 245 Sullivan Street in an NYU facility. For more information, please reach out to Dorothy at (202) 998-2325.

Darlene Lutz: The next 1sst Precinct Community Council meeting will be held on Thursday, February 27th at 6:00pm at the Precinct.

Arturo Fernandez: Given the unprecedented events of the last few days, Arturo and Eddie will be bringing a resolution to the floor during New Business calling for the resignation of Mayor Adams. Requesting that the public provide input on this important issue.

ADOPTION OF AGENDA

The agenda was adopted by acclamation.

ELECTED OFFICIALS' AND REPRESENTATIVES' REPORTS

Peter Tse, NY County District Attorney Alvin Bragg's Office:

- The Village interagency task force continues to meet every two weeks. They are working across agencies to address local quality of life issues as well as coordinated responses to criminal behavior, especially in the Washington Square Park area and environs.
- Now accepting applications for High School summer internships as well as youth fellowships aimed at gun violence prevention. Thanks to CB2M for promoting the applications via the eblast.

Carlos Rondon, US Congressman Dan Goldman's Office, 10th District

- Introduction as the new liaison to CB2M.

Andrew Chang, Manhattan Borough President Mark Levine's Office:

- Community Board applications and re-applications are now open and available on the Borough President's website. The public, especially public members of Committees, are encouraged to apply.
- State of the Borough Address will take place on March 23rd at LaGuardia High School.
- Know Your Rights event for immigrants and supporters will take place on March 17th at The Center, 208 West 13th Street. More information is available on the Borough President's website.
- The Borough President's Office also appoints members to the Manhattan Solid Waste Advisory Board. Seeking applicants from the community.

Sharif Krabti, Community Affairs Liaison, NYS Senator Brian Kavanagh's Office, 27th District:

- Happy Lunar New Year and Happy Black History Month.
- Current legislative priorities include a bill to codify into state law the disparate impact standard that is currently a component of federal housing protections.
- Also working on a food safety bill to limit harmful additives and require transparency in ingredients.
- The State Senate Housing Committee held a hearing earlier this week at which the Committee heard from experts on current conditions and concerns. Heard about updates to several different housing campuses in the NYCHA portfolio.
- SCRIE / DRIE information session next week, February 27th.
- Q / A
 - Q: Does the State Senator have a statement on Kathy Hochul's plan to install additional oversight over New York City operations?
 - A: No immediate comment, but happy to follow up.

Jonah Rose, NYS Senator Brad Hoylman-Sigal, 47th District:

- Civil Rights 2025 event next Friday on the Upper West Side.
- Tomorrow is the last day to submit a "women of distinction" nominee.

Hayden Ryan, NYS Assembly Member Grace Lee's Office, 65th District:

- Happy Black History Month!
- Recent Lunar New Year events with MBP.
- AM Lee is doing all that she can to prevent overreach from the federal government into NYC.
- AM had called for mayor to resign in the fall.

NYS Assembly Member Deborah Glick, 66th District:

- No oral report

Conor Allerton, Director of Land Use and Housing, NYC Council Member Christopher Marte's Office, District 1:

- Bill being introduced next week to ban artificial turf in city parks, which has environmental and health impacts.
- CM Marte will introduce two resolutions to support Emily Gallagher's Social Housing Development Bill.
- Budget for discretionary funding is closed. Capital deadline closes in March. Office will be reviewing submissions.
- Final edits are being made to the Participatory Budgeting ballot, which is the culmination of work from the Community idea generation sessions and then the research and analysis by the Budget Delegates who assess cost and feasibility.
- CM Marte recognizes concerns that have been raised in connection with Roadway Café applications under the Dining Out NYC program that require a waiver from the FDNY of

the requirement of a 15-foot clear travel lane for emergency vehicles. The CM will participate in an upcoming meeting with community members regarding these issues, and is working to get clarity on the criteria for such waivers.

- Black History Month event on Saturday February 22nd at the African Burial Ground Monument.
- Tree adoption program has been successful. Partnering with a constituent to improve the app by which one can see updates at treetool.district1.nyc.

Bianny Rodriguez, Director of Community Outreach, NYC Council Member Carlina Rivera's Office, District 2:

- Jacob Day Residence has been approved as a designated NYC landmark.
- Composting education workshop led by the LES Ecology Center on March 5th, 5:00-6:00pm at the Tompkins Square Library.
- Small business meetings every other Tuesday starting on February 26th.
- Q / A
 - Q: W. Benesh: Is the office still doing outreach regarding composting of organic material?
 - A: Office has reached out to block associations to provide instructions.

Nicole Barth, Community Liaison, NYC Council Member Erik Bottcher's Office, District 3:

- CM Bottcher and CM Rivera highlighted the urgent need to increase awareness of DRIE, and have introduced legislation to ensure that New Yorkers know about this program. This would require city agencies to share information about the program with all individuals receiving Social Security Disability Income.
- CM introduced legislation to mandate that the NYC Health Department launch a public education campaign about fentanyl test strips. This is a critical step towards harm reduction.
- Office continues to hold conversations and policy perspective sessions. These are recorded and available online.
- Encouraging the community to be aware of and make use of the "Green In Between" program through which community members can donate funds to have a street tree planted in free spaces.
- Continuing to hold monthly housing clinics and rent freeze (SCRIE/DRIE) clinics.
- CM Bottcher stands with the trans community, as does the rest of the office, in relation to the latest effort to erode these rights such as the directive to the National Park Service to remove "T" from references to "LGBTQ" initiatives.
- Q / A
 - Q: What is the CM's office doing to support outdoor dining? This is a large source of revenue.
 - A: This is a DOT program, so the guidelines are not being reviewed. The CM's office acknowledges that the volume of applications is enormous. Office has been prodding DOT to streamline the process.

ADOPTION OF MINUTES

The minutes of January 2025 Full Board were adopted by acclamation.

BUSINESS SESSION

Chair's Report: Susan Kent

- **Borough Board**
 - Reviewed the Preliminary budget this morning. Includes funding for Community Board support, both funding and tech. Copy will be circulated when finalized.
- **RFPs**
 - 388 Hudson RFP is now available
 - Gansevoort Square RFP is now available.
- **Dapolito Center**
 - Tour of Dapolito Center on January 31st. Members of Parks and Landmarks Committees attended and have developed reports.
 - From the Parks Department's presentation at the Joint Parks & Waterfront/Landmarks meeting earlier this month, the Dapolito site will remain Parks property for public use, and Keith Haring mural will be preserved.
- **Thanks to Outdoor Dining**
 - The team has held 3 meetings with over 100 agenda items in the last month and has reviewed 150 applications total to date.
- **Reapplication to CB**
 - Application period is still open.
 - There are currently 7 vacant seats on the board. [ed. Note – there are now 8 vacant seats]

Treasurer's Report: Antony Wong (attached)

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
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Mark Diller, *District Manager*

Treasurer Report - February 2025
FY: July 1, 2024 to June 30, 2025

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Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

Accounts

Street Fair Funds - Beginning July 1, 2024

Revenues

City Funds

Discretionary Funds - CM Marte

Street Fair Funds - FY25

Expenses

Personnel Services (PS)

Staff

Other Than Personnel Services (OTPS)

Equipment & Software / Copy Machine

Misc/Printing/Transportation

Postage

Professional Services

Space Rental

Supplies

Tech Subscriptions/Services

Telephone Services

Balance

	Fiscal Yr Projection		Current
	\$	71,821.00	\$ 71,821.00
	\$	286,738.00	\$ 286,738.00
	\$	5,000.00	\$ 5,000.00
	\$	6,000.00	\$ -
	\$	369,559.00	\$ 363,559.00
	\$	(215,192.00)	\$ (132,303.00)
	\$	(5,000.00)	\$ (1,640.18)
	\$	(1,000.00)	\$ (35.96)
	\$	(100.00)	\$ -
	\$	(30,000.00)	\$ (26,800.38)
	\$	(500.00)	\$ -
	\$	(1,000.00)	\$ -
	\$	(15,000.00)	\$ (1,206.11)
	\$	(2,989.00)	\$ (2,989.00)
	\$	(270,781.00)	\$ (164,974.63)
	\$	98,778.00	\$ 198,584.37

Revised: Feb 18, 2025

District Manager's Report: Mark Diller

- **Reporting Self-nominations for Officer Positions (received in accordance with Bylaws section 8.2(c)).**
 - Chair – Valerie De La Rosa
 - 1st Vice Chair – Eugene Yoo
 - 2nd Vice Chair – No self-nominations received.
 - Secretary – Self-nomination received after due date, and will be offered from the floor of this meeting.
 - Assistant Secretary – Self-nomination received after due date, and will be offered from the floor of this meeting.
- **Tally Committee**
 - The Bylaws require that we have a Tally Committee to determine the results of the election.
 - The Tally Committee, per Bylaws Section 8.2(f)(1), the Tally Committee consists of (i) the Representative from MBPO; (ii) and another representative from an elected official in our District; and (iii) a CB2 Committee Chair.
 - Need a Committee Chair to serve on the tally committee.
- **Upcoming meeting locations**
 - Parks meeting will take place at 75 Morton on February 5th.
 - SLA 1 and 2 will be moving to Lenox Health Greenwich Village until we can return to the church.

STANDING COMMITTEE REPORTS WITH RESOLUTIONS

CANNABIS LICENSING

1. Resolution to APPROVE License Renewal for The Doe Store LLC d/b/a Union Square Travel Agency: A Cannabis Store, 835 Broadway 10003 OCM-CAURD-23-000003

1. **Whereas**, on December 12, 2022, The Doe Store, LLC. d/b/a Union Sq. Travel Agency: A Cannabis Store (USQTA) appeared before Community Board 2, Manhattan's Cannabis Licensing Committee (CLC) to present plans for a new Adult-Use Retail Dispensary to operate in a mixed-use commercial and residential building at 62 East 13th Street; and
2. **Whereas**, on December 20, 2022, Community Board 2, Manhattan's Full Board voted in favor of the CLC resolution to deny/unless the method of operation presented was accurate and complete; and
3. **Whereas**, on June 22, 2023 CB2 approved USQTA's application to expand retail operations into a congruent premises on the same lot at 835 Broadway 10003; and
4. **Whereas**, Arana Hankin-Biggers, President of Union Square Travel Agency, presented a renewal application for both the dispensary at 835 Broadway, and congruent premises 62 East 13 St., both on Block 564; and

5. **WHEREAS**, USQTA increased retail operation by thirteen-hours to Sunday-Thursday 9:00AM-11:00PM, Friday-Saturday 9:00AM-12:00AM; and
6. **WHEREAS**, beyond the increase in hours of operation, there have been no changes in the method of operation presented to CB2 CLC in June 2023; and
7. **WHEREAS**, USQTA supports programming for the Cannabis Justice & Equity Initiative's (CJEI) workforce training and expungement services to provide a path to employment and entrepreneurship for individuals disproportionately targeted by past cannabis laws; and
8. **WHEREAS**, the applicants shared concerns about the instability of the cannabis industry in New York and the challenges legal operators face, citing high operational costs, tax burdens, the threat of PCA, competition with unlicensed operators, the lack of enforcement, and legal and regulatory uncertainties;
9. **WHEREAS**, the dispensary reported good relations, with neighboring residents and businesses; and full compliance with the relevant city agencies;

THEREFORE, BE IT RESOLVED, Community Board 2 (CB2) **recommends the approval** of the Conditional Adult-Use Retail Dispensary License of The Doe Store LLC d/b/a Union Square Travel Agency: A cannabis Store, **835 Broadway 10013** and congruent premises 62 East 13 St, and that this decision shall be deemed part of the record upon which the Office of Cannabis Management (Office) makes its recommendation to the Cannabis Control Board (Board) to grant or deny the renewal of the license per §76 section 4 of NYS Cannabis Law.

BE IT FURTHER RESOLVED, CB2 strongly advises that NYC and NYS provide the following support for CAURD licensees:

1. Work with enforcement authorities to coordinate with licensees to identify, investigate, and prioritize the shutdown of nearby unlicensed cannabis operations.
2. Provide timely updates on regulatory changes that affect cannabis businesses.
3. Increase avenues to market and promote CAURD businesses to bolster brand identity.
4. Provide support around challenges for cannabis businesses using social media.
5. Support and expand vocational cannabis programs to create a larger skilled workforce.

Vote: Passed with 35 Board Members in favor, 1 recusal (M. Metzger).

2. Resolution to DENY License Renewal and Public Convenience and Advantage Waiver for Uday Kak, LLC d/b/a Zaza, 58-60 E.11th Street 10003 Uday Kak (RETL)(PCA)

1. **WHEREAS**, on January 10, 2025, CB2 received a Notification to Municipality (NTM) form OCM-06009 for an Adult-Use Retail Dispensary License for Uday Kak LLC/OCMRETL-2023-002261 d/b/a Zaza, signed by Uday Kak and to be located at 58-60 East 11 Street 10003, which are two distinct and separate buildings; and
2. **WHEREAS**. The NYS Office of Cannabis Management (OCM) granted 30-day extension to submit an advisory opinion regarding Uday Kak LLC; and

3. **WHEREAS**, Mr. Kak applied for licensure during the OCM’s application window ending on December 18 2023, at 5:00PM, and is number 3911 on the retail/microbusiness list of 4558, commonly referred to as the “[December Queue](#)”¹; and
4. **WHEREAS**, Mr. Kak appeared before the CB2 Cannabis Licensing Committee (CLC) on February 10, 2025 to present his application and stated that the address of his proposed premises was 58 East 11th Street 10003, but later clarified further that “the OCM will license both addresses” and his plan to expand into the building next door at 60 East 11th Street; and
5. **WHEREAS**, the proposed premises is an on the south side of 11th Street between University Place and Broadway;
6. **WHEREAS**, according to the OCM’s Legal Online Cannabis Activities Locator Map ([LOCAL](#))², the proposed premises is within restricted proximity of two active Conditional Adult Use Retail Dispensaries; Union Square Travel Agency: A Cannabis Store at 544.64 ft, and Housing Works Cannabis Co. at 889.79 ft; and
7. **WHEREAS**, proposed retail locations that fail to meet distance requirement in accordance with the Cannabis Law and its associated regulations require a Public Convenience and Advantage exception to waive proximity restrictions; and
8. **WHEREAS**, 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 licensees³; and
9. **WHEREAS**, the Cannabis Control Board (CCB) may determine that granting a license would promote public convenience and advantage by considering the seven factors, each of which are addresses below in regards to this application:
 - 1) the **number, classes, and character of other licenses in proximity** to the premises and in the particular municipality or subdivision thereof.

LICENSES WITHIN 1000 FEET		
NUMBER	CLASS/CHARACTER	PROXIMITY (Feet)
1	Active/CAURD	544.64
1	Active/CAURD	889.79

LICENSES WITHIN 1 MILE			
NUMBER	CLASS/CHARACTER	PROXIMITY (Feet)	TOTALS
21	Active/CAURD	544-4752	ACTIVE 28
5	Active/RETL	3273-4646	
1	Active/RO	5016	

¹ <https://cannabis.ny.gov/system/files/documents/2024/04/official-queue-au-december-retailmicro.pdf>

² <https://local.cannabis.ny.gov/>

³ https://cannabis.ny.gov/system/files/documents/2023/09/exprs-trms-adopt-au-regs-9-12_0.pdf

1	Active/MICRO	5016	
PROXIMITY PROTECTED APPLICATIONS WITHIN 1 MILE			
7	Pending/CAURD	1372-4910	PENDING 9
1	Pending/RETL	2798	
1	Pending/Omitted Retail Type [Tango Hotel Charlie Ventures LLC/Carminie Fiore]	3062	

- 2) **evidence that all necessary licenses and permits have been obtained** from the state and all other governing bodies:

As part of the December Queue, OCMRETL-2023-002261 is unlicensed at this time, and the application has yet to be reviewed. Additionally, Mr. Kak **could not prove control of the proposed premises** by way of a lease document and the building manager has stated that **the landlord will not be granting a lease** to Mr. Kak for this business.

- 3) **whether there is a demonstrated need for such license**

New York City is one of the most walkable and least car dependent cities in the country. Multiple traffic studies, and the [NYC Walkability Index](#)⁴, establish this part of Greenwich Village as the second most walked neighborhood in the five boroughs. New Yorkers are the most prolific walkers in the country at an average of 6,000–10,000 steps, or 2.5-5 miles per day. **Based on the current saturation of active licensed retail dispensaries, area pedestrians pass a retail dispensary 22 to 45 times every day.**

- 4) **effect of the grant of the license on pedestrian or vehicular traffic, and parking, in proximity to the premises;**

The proposed premises is situated on an exceptionally quiet, narrow one-way street, accessible only via University Place - another one-way street that dead-ends two blocks north. East 11th Street is overwhelmingly residential, with Annual Average Daily Traffic (AADT)⁵ of just 1851 vehicles - considerably low volume compared to neighborhood and citywide averages. A surge in vehicular traffic here would negatively affect the livability of the community with noise and congestion, and endanger the safety of all pedestrians, but especially the parents, and caregivers that use the multiple children's facilities on this block. **Any intensification of vehicular activity is wholly incompatible with the character and function of this block.**

- 5) **the existing noise level at the premises and any increase in noise level that would be generated by the proposed premises;**

Residents shared their concerns around the **increased activity and the associated noise a new retail business would bring**. There were also concerns about lines, socializing, loitering and dispensary customers smoking purchases on this very quiet block that is highly traveled by the small children, parents, and caregivers visiting the multiple children's facilities on this block, these concerns were not adequately addressed by Mr. Kak. Additionally, Mr. Kak conveyed his **intention**

⁴ <https://a816-dohbsep.nyc.gov/IndicatorPublic/data-explorer/walking-driving-and-cycling>

⁵ <https://www.dot.ny.gov/tdiv>

to concurrently operate a cafe, and offer on-site consumption within the retail establishment.

- 6) the history of cannabis violations and reported criminal activity at the proposed premises:

[The NYC Crime Map](#)⁶ shows only two incidents of burglary, both in 2023. Residents raised concerns about a cash-heavy business attracting crime to this is a very quiet and safe block.

- 7) any other factors specified by law or regulation that are relevant to determine that granting a license would promote public convenience and advantage of the community.

Per NYS Cannabis Law Article 4 §72 paragraph 6, “No cannabis retail licensee shall locate a storefront (...) within two hundred feet of a house of worship.” The New York City [Bahá’í Center](#)⁷ at 53 E 11th Street 10003, is a **building exclusively-used as a House of Worship**. The temple is ≈100 feet from the **proposed premises** and on the same block. Additionally, the **proposed premises** has a Department of Buildings (DOB) classification of [08-Office with Apartments Only \(No Comm\)](#)⁸, and is **not zoned for retail operations**.



10. **WHEREAS**, Mr. Kak failed to perform outreach to nearby residents; and
11. **WHEREAS**, CB2 received a considerable amount of written testimony opposing the approval of the license and PCA waiver. Additionally, 22 people, including residents of east 11th Street between University Place and Broadway, and the owners of the businesses that would be adversely impacted by the proposed dispensary's approval, attended the February 10, 2025 CLC meeting. All spoke in opposition to the license and PCA waiver being granted.
12. **WHEREAS**, public testimony from immediate neighbors of the proposed premises largely expressed concerns and raised questions regarding noise, crowd control, and the site's proximity to youth facilities, particularly the impact on children traveling to and from Grace Church School across the street; and
13. **WHEREAS**, the 14 year old resident of a building 2-doors away from the proposed premises gave testimony that his building is largely populated by families with children; he stated that he passes the proposed premises every day on his way to school, and is concerned that young children would be exposed to cannabis via the dispensary's location and that cannabis would be promoted to children and teens via the dispensary's advertising;
14. **WHEREAS**, the building manager for 58 East 11th Street and 60 East 11th Street testified that Mr. Kak was initially granted a letter of intent under the premise that he intended to operate an art gallery, not a cannabis dispensary; and further stated that he was informed last summer that he would not be granted a lease for either space; and upon seeing the notice for the CLC meeting, she contacted him again to reiterate that he would not be granted a lease; and
15. **WHEREAS**, directly impacted licensed dispensaries, USQTA and Housing Works Cannabis Co. gave testimony that Manhattan has the highest concentration of licensed dispensaries, and possibly unlicensed as well, and adamantly opposed this PCA waiver request;

16. **WHEREAS**, further testimony from impacted operators expanded on the topic of PCA, stating that most CAURD licensees are operating at a deficit, and they have seen a notable decline in sales whenever a new licensed dispensary opens; and that no PCA waivers should be granted until the market has stabilized; and

17. **WHEREAS**, Mr. Kak stated his intention to sell items such as bath bombs, creams and other cannabis infused products - and not to “regular weed” or flower; and

THEREFORE, BE IT RESOLVED, Community Board 2 strongly recommends DENIAL of the Adult-Use Retail Dispensary License for Uday Kak LLC/OCMRETL-2023-002261 d/b/a Zaza 58 East 11th Street 10003, and 60 East 11th Street 10003, and that this decision shall be deemed part of the record upon which the Office of Cannabis Management makes its recommendation to the Cannabis Control Board to grant or deny the license per §76 section 4 of NYS Cannabis Law.

BE IT FURTHER RESOLVED, Community Board 2 strongly recommends DENIAL of the Public Convenience and Advantage waiver request for Uday Kak LLC/OCMRETL-2023-002261 d/b/a Zaza at 58 East 11th Street 10003, and 60 East 11th Street 10003, as it fails to meet any of the standards for granting such a waiver set forth in 118 and 119 of NYS Adult-Use Cannabis Regulations⁹; and that this decision shall be deemed part of the record upon which the Office of Cannabis Management makes its recommendation to the Cannabis Control Board to grant or deny the proximity waiver request.

Vote: Passed with 35 Board Members in favor, 1 recusal (M. Metzger).

LANDMARKS

1. *465 6th Ave. – Application is to legalize facade renovations constructed without LPC permits and to install signage and lighting.

NOTE: This application was, in part, approved by the Board in December 2025. It has been revised with rewording regarding the addition of the lighting proposed at this meeting and is otherwise the same.

Whereas:

A. The infill is similar to a design that though not historic that was approved in the past and is typical of this section of Sixth Avenue and replaced by the most recent tenant; and

B. The large original sign band is retained and for a time had signs which were removed because of the violation; and

C. The signs, as shown in a photograph when they were in place, are large and bold for Greenwich Village however are not out of place on this section of 6th Avenue conform to the original sign band.

⁹

https://cannabis.ny.gov/system/files/documents/2023/09/exprs-trms-adopt-au-regs-9-12_0.pdf

D. Excessively bright lights, further subjects of the violation, were installed by the applicant and have been removed; and

E. The proposed lighting for the signs is in coves surrounding the sign and is a type more often seen in SoHo but does not detract in this section of Sixth Avenue; now

Therefore be it resolved that CB2, Man. recommends:

A. Approval of the infill and signs, though not historic, are generally permitted in this section of Sixth Avenue; and

B. Approval of the cove lighting, though not historic, is not unsuitable to this section of Sixth Avenue.

Vote: Unanimous, with 35 Board members in favor.

2. *535 Broadway – Application is to replace existing non-historic storefront, add signage, and uncover existing cast iron piers.

Whereas:

A. The storefront has been changed a number of times over the years and retains no visible historic elements; and

B. Examples of similar storefronts with similar bulkhead heights that have been approved in the district; and

C. The existing one original entrance currently serves the store through the foyer in an unsatisfactory way, as well as the residential floors; and

D. The proposal, a steel and glass system typical to the district with a new entrance to the store, has a busy configuration with an odd interruption of the transom line, and

E. There is an interior ramp for ADA compliance; and

F. The sign conforms to the existing signboard, the lettering is acceptable, and it is lit with permitted cove lighting; and

G. A lighted sign with the company logo is three feet from the window and well back from the minimum distance from the window; and

H. The blade sign is a light box with modest lettering and was represented by the applicant as conforming to regulations for size and height from the sidewalk; and

I. A member of the public spoke in opposition to the application; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the introduction of a street entrance directly into the store and commendation of the interior location of the ADA ramp; and

B. **Denial** of the infill's large mall-like expanse of glass unless it is broken up with a continuous transom line, as is more characteristic of the district; and

C. **Denial** of the sign unless its illumination is at a modest level and that the design of the lighting system does not permit its being brightened.

Vote: Unanimous, with 35 Board members in favor.

3. *74 Macdougall St. – Application is to construct a rooftop addition, add mechanical equipment, guard rails and parapet extensions to the roof and insert a large window at the rear first floor.

Whereas:

A. The MacDougall-Sullivan Gardens Historic district is a unique one -block designated district buildings with an interior common lawn area and similar buildings that have been painted a variety of colors and undergone various rear facade alterations and rooftop additions; and

B. The building is situated at the south end of the MacDougall Street row and its rooftop, unlike others in the row, has clear visibility to the south; and

C. The proposed rooftop addition addresses the unusual situation of its visibility by having a south wall that continues the clearly visible south facade of the building in design and material that make it appear to be an original condition though this does not distinguish the rooftop addition as a rooftop structure atop the building; and

D. In this instance, because of the placement in a harmonious row, its appearance to be original maintains the unified appearance of the garden district; and

E. In this exceptional situation, the visibility, having been mitigated with the design of the south wall, merits an exception to the usual “not more than minimally visible from a public thoroughfare” for rooftop additions in the several historic districts in Greenwich Village; and

F. The required guard rail at the front of the roof has been designed for minimum visibility; and

G. The large window parlor floor is wood with historic style windows and the balcony are harmonious to the neighboring buildings; and

G. A member of the public spoke about the visibility of the rooftop addition; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the rooftop addition, provided that it is set back from the south side of the building to distinguish it as a rooftop structure; and

B. **Approval** of the front railing, the balcony, and the rear facade first floor window which is harmonious with the building and the numerous altered facades in the garden.

Vote: Unanimous, with 35 Board members in favor.

4. *817 Washington St. – Application is to replace the storefront infill at Washington and Gansevoort Street., enlarge ground floor masonry openings at Gansevoort St., and install new signage above entry doors at existing sheds.

A. The property is in a corner location at the southwest corner of the Gansevoort Historic District; and

B. Around the time of the construction of the elevated rail line opposite, the top two floors of the building were removed; and

C. The west facade retains original canopies, typical to the district; and

D. A streetscape view was shown illustrating similar storefronts in similar buildings along the way that have been altered to accommodate street level retail space; and

E. The Washington Street bays and the three similar at the corner on Gansevoort Street retain the cast iron columns and replicate the approved storefronts at the north side of the building; and

F. On Gansevoort Street, east of the three cover bays, one small window is to be retained and to the east a large plate glass show window replaces a door and two other small windows and necessitates removal of a considerable amount of historic material.

G. The replacement of the small openings with a plate glass show window erases the important historic reading of the facade as a clearly secondary facade and casts it as one of equal importance; and

H. The replacement of the existing doors in wood with windows at the top with plate glass further erodes the historic quality of the Gansevoort facade; and

I. Transom signs and two rectangular signs hanging from the sheds appear to match the approved signs elsewhere in the building; and

J. A member of the public spoke in opposition to the removal of historic fabric in the proposal's treatment of the Gansevoort Street facade; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the Washington Street infill and the three similar bays on Gansevoort Street; and

B. **Approval** of the transom and hanging signs, provided that they match the approved signs elsewhere in the building; and

C. **Denial** of the plate glass windows and door on the Gansevoort Street facade that removes an inordinate amount of historic material and erases the appearance of a clearly secondary facade; and

D. That there be a replacement design that respects the quality of a secondary facade and that the design be seen by the CB2 Landmarks Committee for review and a recommendation before being considered by the Commission.

Vote: Unanimous, with 35 Board members in favor.

5. *3 E. 10th St. – Application is to excavate for a new sub cellar, and rear yard paving.

Whereas:

A. The proposed excavation of approximately 12’ deep and a useable width of 16’ covers the entire lot from the front of the building to the required five feet set-back from the rear property line and from wall to wall; and

B. The front facade, east wall and garden wall are to be underpinned in the conventional manner; and

C. The west wall is to be underpinned between underground beam like supports for a large building adjacent with benching to the ends of the beams; and

D. The applicant (architect) is clearly experienced with the methods and safeguards of this type of construction and several specialists who will work on the project were identified and assurances were given that proper procedures were being followed in every respect and monitoring would be in place; and

E. Underground water has been identified on the site and the construction of the walls and floor will follow the “bathtub” type of construction and proper measures will be taken to extract water during the construction process to safeguard the subject property and neighboring buildings; and

F. The applicant gave assurance that there would be contact with the owners of building right behind the subject property as well as contact with the owners of the properties on either side of it; and

F. A member of the public living immediately behind the building expressed concern about integrity of neighboring structures, water damage during construction, vibration and noise, and monitoring.

Therefore be it resolved that CB2, Man. recommends:

Approval of this carefully considered application with all details apparently in place provided that all applicable regulations concerning the work, including monitoring, to ensure that the integrity of the subject property and adjoining and neighboring properties, are rigorously observed.

Vote: Unanimous, with 35 Board members in favor.

6. *232 W. 11th St. – Application is to place a garbage bin enclosure in front of the church building.

- A. The church seeks to place two metal bins required by the Department of Sanitation on the sidewalk in front of the building; and
- B. The bins are a model specified by the Department and are to be bolted into the sidewalk; and
- C. The width of two bins side by side is 9’ and can only be placed in a location that overlaps a window and disturbs the symmetry of the building; and
- D. The applicant agreed to place one bin in front of the wall on either side of the windows and in this position will preserve the perfect symmetry of the building; and
- E. This placement, in front of the wall and not fastened to the facade preserves the historic building and permits adequate remaining sidewalk width.

Therefore be it resolved that CB2, Man. recommends **approval** of this application to place two bins on the sidewalk before the building, provided that they are separately placed, as described above

Vote: Unanimous, with 35 Board members in favor.

A recommendation to the Department of Transportation for Revocable Consent

232 W. 11th St. – Application is to place a garbage bin enclosure in front of the church building.

Whereas:

- A. The church is required by the Sanitation Department to have specific containers for the storage of garbage awaiting pickup; and
- B. The applicant represented that there being no areaway or alleyway on the property that the only practical solution is storage of the required rigid containers; and
- C. The two containers, one on each side of the windows will be bolted into the sidewalk as close as practical to the facade and leave ample clearance for pedestrians: now

Therefore be it resolved that CB2, Man. recommends to the Department of Transportation that revocable consent be given for two sidewalk containers near the facade of the building.

Vote: Unanimous, with 35 Board members in favor.

SCHOOLS AND EDUCATION

Resolution Urging the DOE to Implement a Multi-year Plan that will Provide All NYC Students with the Benefits of Smaller Classes

1. **Whereas**, in June 2022, the state passed a [law](#)¹⁰ requiring NYC to phase in class size caps over five years to no more than 20 students per class in grades K-3, no more than 23 students per class in grades 4th – 8th, and no more than 25 students in high school classes, except for physical education and performing art classes to be capped at forty students per class;
2. **Whereas**, only 22% of classes in grades K-3 students in District 2 schools are in classes that comply with the caps in the law this year, tied for second lowest of any district, according to DOE data;
3. **Whereas** 32% of students' classes in grades 4th – 8th grade are in classes that comply with the caps, the 7th lowest of any district;
4. **Whereas**, the DOE has now put forward a proposal for the third year of this phase-in, in which 60% of classes must meet these limits;
5. **Whereas**, the law calls for allowing principals, in consultation with their School Leadership Teams, to apply for funds for more teachers, but only if they have the space for smaller classes;
6. **Whereas**, no specific total funding is mentioned in this proposal that would allow schools to hire more teachers, and none is provided for the creation of more classroom space;
7. **Whereas**, the DOE has informed principals that they are not permitted to request lower enrollments, even in cases where it would be necessary to meet the mandated class size limits;
8. **Whereas**, 324,000 students were enrolled in overcrowded schools last school year, about 6,000 more students than the year before, according to data in the School Construction Authority [\(SCA\) Blue Book](#)¹¹;
9. **Whereas**, more than half or 56% of districts saw an increase in their average elementary school utilization rate in 2022-2023 and 2023-2024, including in District 2;
10. **Whereas**, more than half of the principals who responded to a DOE survey last year said they did not have enough space to lower class size to mandated levels (650 out of 1280 respondents);

¹⁰ <https://www.nysenate.gov/legislation/laws/EDN/211-D>

¹¹ <https://council.nyc.gov/budget/wp-content/uploads/sites/54/2024/03/SCA-1.pdf>

11. **Whereas**, according to the estimation of DOE officials, nearly 500 schools that enroll nearly half of all students do not currently have the space to lower class size, including 45 schools in School District 2;
12. **Whereas**, the DOE and SCA has made little or no effort to accelerate the construction of schools even in the most overcrowded areas, and actually cut the budget for new capacity by \$2.5 billion in their five-year capital plan after the class size law was passed;
13. **Whereas**, the DOE and SCA restored funding for new school capacity in July 2024 by \$2B due to the insistence of the state legislature, but because of past cuts, a declining number of new seats are planned over the next three years, with only 233 school seats in District 2;
14. **Whereas**, the DOE and SCA also refuse to disclose where 46% of school seats that are currently funded will be sited as to district, subdistrict or grade level, and has adopted none of the proposals made by the [Class Size Working Group](#)¹² to accelerate the plan for school expansion and construction;
15. **Whereas**, the lack of transparency in the capital plan violates three laws, including [state education law EDN](#)¹³ § [2590-o](#)¹⁴, requiring the Chancellor to annually prepare an “educational facilities master plan...including a list of prioritized projects to the extent ascertainable and [to] list each proposed new educational facility and set forth a justification, including demographic data, documenting the long term need;”
16. **Whereas**, the lack of transparency also violates the class size law, which states that the DOE must submit an “annual capital plan for school construction and leasing to show how many classrooms will be added in each year and in which schools and districts to achieve the class size targets;”
17. **Whereas**, the lack of transparency also violates [Local Law 167](#)¹⁵, that requires the DOE and SCA to provide data to explain where seats are needed, based on demographic and other trends, by district, subdistrict, and grade level, to eliminate overcrowding.
18. **Whereas**, if DOE were to more evenly distribute enrollment between nearby schools, as recommended by the Class Size Working Group, this would benefit students at all schools, so that those attending currently over-enrolled schools would be better able to be provided with smaller classes and eat lunch at more appropriate times, while those at currently underutilized schools would be able to provide a well-rounded education, complete with art, music, advanced courses and more extracurricular opportunities as a result of more funding;

¹² https://drive.google.com/file/d/1gSiFUcuLOjJ49PLCMptkroFjXBHow2b_/view

¹³ <https://www.nysenate.gov/legislation/laws/EDN/211-D>

¹⁴ <https://codes.findlaw.com/ny/education-law/edn-sect-2590-o/>

¹⁵ <https://intro.nyc/local-laws/2016-167>

19. **Whereas**, the DOE has now proposed instead that a permanent exemption be granted to all overcrowded and overenrolled schools, which could deprive half or more of all NYC students from ever receiving the benefits of the smaller classes required by law;

Be It Resolved that Community Board 2 (CB2) urges the DOE to allocate at least one-third of the funding needed next year to meet the class size caps over the next three years so that the ramping up of hiring and recruiting of teachers can proceed in an orderly and rational way;

Be it further resolved that CB2 urges the DOE to accelerate school construction to alleviate overcrowding in District 2 and elsewhere, and adopt the recommendations of the Class Size Working Group to allow more schools to have the space to attain the smaller classes required by the law;

Be it further resolved that CB2 asks that the DOE should take the class law into account when implementing their enrollment policies;

Be it further resolved that the DOE, the [United Federation of Teachers](#)¹⁶ (UFT), and the [Council of School Supervisors and Administrators](#)¹⁷ (CSA) should not grant permanent exemptions to overcrowded schools, but that the DOE must produce a plan so that all schools can be provided with the space required for smaller classes, by expanding and accelerating new school construction and by adjusting enrollment between nearby schools;

Be it further resolved that the State Education Commissioner should require the DOE to produce an actual multi-year class size plan, demonstrating how sufficient funding and space will be provided over the next three years to allow all NYC schools and all students to benefit from the smaller classes they need and deserve and that are required by law.

Vote: Unanimous, 35 Board Members in favor.

SLA 1 LICENSING

1. **Dun Huang Corp dba DH Noodles 15 W 8th Street, Store #2 10011** (RW–Restaurant)

- 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 Restaurant Wine License to operate a Chinese restaurant specializing in Hand-pulled noodles from northwestern China on the ground floor of six (6)-story, mixed-use building (ca. 1921, altered 1983) on West 8th Street between Sixth and Fifth Avenues (Block #572/Lot #49), the building falling within the designated Special Limited Commercial District; and

¹⁶ <https://www.uft.org>

¹⁷ <https://csa-nyc.org/about/what-is-csa/#:~:text=WHAT%20WE%20DO,fights%20for%20members'%20legal%20rights.>

- ii. **Whereas**, the ground floor premises is approximately 1,920 sq. ft., with 1,300 sq. ft. on the ground floor connected via an internal staircase to an additional 620 sq. ft. in the basement, the basement being used for storage purposes only with no patron use; there are 23 tables and 62 seats and one bar with nine (9) seats for a total seated patron occupancy of 71 persons, there is one entrance serving as patron ingress and egress and one (1) patron bathroom, there is no outdoor seating in either the roadbed or sidewalk; and
- iii. **Whereas**, the hours of operation will be from 11:30 AM to 10 PM Sundays through Saturdays (7 days a week); music will be recorded quiet background consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers, no security or doormen; and
- iv. **Whereas**, the storefront premise has been previously licensed as a full service restaurant with an On-Premises liquor license under Darke Hospitality LLC dba Wicked Jane since approximately June 2022 (Lic. ID #0340-22-112603, SN #1322828.0, exp 6/30/2024), the Applicant is not planning to make any changes to the exterior of the premises, the method of operation being similar to the prior license for the premises; 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 Chinese restaurant specializing in hand-pulled noodles with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be from 11:30 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 patron occupancy/service to any portion of the basement of licensed premises.
 - 9. Will have a process in place to manage lines, including during any special promotions, so as not to block the sidewalk.
 - 10. Will not install or have French doors, operable windows or open facades.
 - 11. Will not make changes to the existing façade except to change signage or awning. All signage will be compliant with rules for signage in an Historic District.

12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 15. Will not have any of the following: dancing, DJs, live music, promoted events, any event 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.
- v. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **31 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 2 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 new Restaurant Wine License for **Dun Huang Corp dba DH Noodles 15 W 8th Street, Store #2 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, 35 Board Members in favor.

2. **Miznon UWS LLC dba Shmone 61 W 8th St. 10011**(OP–Restaurant, Lic ID #0340-22-110169, SN # 1338791) (Alteration to add adjacent storefront at 63 W 8th St.)
 - i. **Whereas**, the General Manager (Applicant/Licensee’s daughter) and Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an Alteration Application to their existing On-Premises Restaurant Liquor License (Lic ID #0340-22-110169, exp. 4/30/26) for their Mediterranean restaurant in a five (5)-story, mixed-use building (ca. 1900) on West 8th Street between Sixth and Fifth Avenues (Block #572/Lot #10, the alteration adding 63 W 8th St, Block #572/Lot #1), the building falling within the designated Special Limited Commercial District; and
 - ii. **Whereas**, the storefront premises will be roughly 2,972 sq. ft. the alteration adding approximately 722 sq. ft. on the ground floor only (approximately 1,772 sq. ft. on the ground floor and 1,200 sq. ft. in the basement – with no patron occupancy/serving in the basement) with 20 tables and 54 table seats and one bar with 14 seats surrounding an open kitchen s, for

a total patron seats of 68 seats overall; there are two (2) entrances, three (3) exits, and four (4) bathrooms; and

- iii. **Whereas**, the hours of operation are from 10 AM to 12 AM Sundays through Thursdays and 10 AM to 1 AM Fridays and Saturdays, music is quiet background only consisting of music from iPod/CD's/streaming services, there will be no operable doors or windows on the front storefront façade, all doors and windows remain closed at all times, except for patron ingress and egress, there will be no DJ, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and
- iv. **Whereas**, the Applicant has been in operation at this location since May/2022, the original application being heard by CB2, Manhattan in [September/2021](#); and
- v. **Whereas**, the Alteration Application is to add the adjacent previously unlicensed storefront to the licensed premises to create an area operating in conjunction with the restaurant which will have an extensive wine list and serve small plates as well as the full food menu, the added storefront consists of approximately eight (8) tables and 20 seats and one (1) service bar decreasing the bar seating from 36 to 14 seats and the total number of patron seats from 74 to 68 patrons; the newly-added storefront premises being accessed both from the interior of the existing restaurant and via its own separate doorway, the joined storefront premises will continue to operate under one name with shared staff and kitchen, following the existing hours and method of operation, there is no outdoor seating currently planned for the premises; and
- vi. **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 On-Premises Restaurant Liquor License, with those stipulations as follows
 - 1. Premises will be advertised and operated as a Mediterranean restaurant and wine bar with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation are from 10 AM to 12 AM Sundays through Thursdays and 10 AM to 1 AM Fridays and Saturdays. No patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. Will operate the two storefronts under one DBA with the same hours and staff, the added space serving as a complementary wine bar to the restaurant offering both the full food menu and small bites during all hours of operation.
 - 5. Will operate the two storefronts under one DBA with the same hours and staff, the added space serving as a complementary wine bar to the restaurant offering both the full food menu and small bites during all hours of operation.
 - 6. Will play recorded background music at conversational levels only, inclusive of any private parties or events and ensure that soundproofing is adequate so as no music will be audible in any adjacent residences at any time. No music will be audible in any adjacent residences at any time.

7. Will not have televisions.
8. Will not install or have French doors, operable windows or open facades.
9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
10. Use of backyard area/space is for garbage storage only, there will be no patrons, no loitering by staff and area will be closed and lights out for all purposes after 10 PM every night.
11. Will ensure that staff and patrons do not loiter and smoke on sidewalk outside of licensed premises.
12. Will not have patron occupancy/service to any portion of the cellar 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 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 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.
18. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
19. Will appear before CB2, Man. for change in method of operation/alteration to license prior to submitting plans for any permanent sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that Community Board 2, Man. recommends **denial** of the application for the alteration application of the existing On-Premises Restaurant Liquor License in the name of **Miznon UWS LLC dba Shmone 61 W 8th St. 10011**, **unless** the statements presented by the Applicant are accurate and complete and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the NYSLA Liquor License.

Vote: Unanimous, 35 Board Members in favor.

3. **The Gap Inc dba Banana Republic 552 Broadway 10012** (OP–Bottle Club) (*previously unlicensed*)
 - i. **Whereas**, Corporate Representatives of The Gap Inc. and the Applicant’s Attorney appeared before CB2, Manhattan’s SLA Licensing Committee #1 via to present an application to the NYS Liquor Authority for a new Bottle Club License to continue to operate a retail store in the ground and second floors of a six (6)-story, mixed use building (c. 1900) on Broadway between Prince and Spring Streets (Block #497/Lot #12), the building falling within the NYC LPC’s SoHo-Cast Iron District and the designated Special SoHo NoHo Mixed Use District; and

- ii. **Whereas**, the ground and 2nd floor premises is approximately 17,154 sq. ft. with 8,550 sq. ft. on the ground floor connected to the 8,604 sq. ft. 2nd floor by an interior stairway; there will be 13 tables with 30 seats and one (1) bar with nine (9) seats for a total seated occupancy of 39 persons, those seats being located on the ground floor in a room separated from the retail storefront in the rear/eastern part of the ground floor retail store, this area being a separate room from the retail store, accessed via a hidden doorway similar to a speakeasy and will be used only during private parties; there is (1) door on Broadway which will serve as patron ingress and egress and one door used as emergency egress on Crosby Street and one (1) patron bathroom; there is no sidewalk, roadbed or other outdoor seating; and
- iii. **Whereas**, the method of operation will continue to be as the revitalized Banana Republic NYC flagship store featuring branded apparel, the Banana Republic brand having occupied the storefront premises since approximately 2009, with hours of operation being from no earlier than 8 AM to no later than 9 PM Sundays through Saturdays, music will be recorded background music only with the exception of 12 private parties/events per year that run past regular stated closing hours, ending no later than 12 AM and which may include DJs and live music while remaining at background levels; and
- iv. **Whereas**, the Attorney originally appeared before CB2, Man. in March/2024 with different applicants, Crosby Street Bar LLC, when what is now the rear “speakeasy” was apparently proposed to be sub-leased by The Gap Inc. as a separate and distinct 1,000 sq. ft ground floor and 500 sq. ft. basement space accessed via Crosby Street (90 Crosby Street) to Crosby Street Bar LLC to operate a luxury cocktail bar with closing hours of 2 AM, 7 days a week, residents residing in the building and the local block association appeared to oppose the application, a member of the public testifying at the time on behalf of the owner of the property said that the property owner was unaware of the application and any possible sub-lease agreement between The Gap Inc./Banana Republic and the applicant and asked that the application be laid over to afford the property owner the opportunity to review the business plan, the proposed hours of operation and change of use and any related changes that would need to be made to the Certificate of Occupancy, there being an expired temporary Certificate of Occupancy for the premises, the property owner being under the impression that this was going to be an extension of the Banana Republic brand and a café and not a separate and distinct entity operating as a late night cocktail lounge utilizing Crosby Street as its only means of ingress and egress into the early morning hours; the applicant agreeing to lay the application over and then withdrawing the application in April/2024; the instant application being the result of coming to an agreement with the property owner regarding the use and codified via updates to lease agreement between the current Applicant and the property owner, the Applicant also stating that they had filed the necessary plans with DOB and were going to be receiving a temporary Certificate of Occupancy in the coming weeks; and
- v. **Whereas**, prior to appearing before CB2, the Applicant did outreach to the Broadway Residents Coalition, the local Block Association but neglected to do specific outreach to the resident in the building that had appeared in opposition to the March/2024 application, that resident also in opposition to the instant application in part due to there being no outreach to residents of the building, especially as they had been in attendance at the CB2 meeting in

March/2024, the Block Association having concerns over the application in regards to the number of private events and the related negative quality of life impacts of large groups of people leaving the premises in the later evening hours and related for-hire vehicles congesting Broadway, the Applicant working with the Block Association on stipulations to alleviate their concerns; and

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

1. Premises will be advertised and operated as a retail clothing, apparel and accessories store.
2. The hours of operation will be from 8 AM to 9 PM Sundays through Saturdays. Closing hours may be extended to no later than 12 AM during private parties/events up to 12x/year*. No service of alcohol before 10 AM. No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. Will play recorded background music at conversational levels only with the exception of 12 private parties/events per year*. No music will be audible in any adjacent residences at any time.
6. *Will have no more than 12 private parties/events per year that run past regular stated closing hours. No event will go later than 12 AM with all patrons out by that hour. There may be DJs and/or live music (up to 3 instruments) only during the 12 private parties/events that run later than regular stated closing hours. Music will be at background levels. No equipment will be moved in or out of the premises between the hours of 12 AM and 9 AM.
7. Will have no more than 3 private parties/events within any 7 day period.
8. Will have a 2 drink maximum per patron which will consist primarily of wine and/or beer outside of any private parties/events, however nothing herein shall restrict the licensee from serving spirits at any time in its discretion.
9. Use of the rear (Crosby St side) “speakeasy”/bar room will be during private events only and will be locked all other times.
10. Will use the Crosby Street entry for deliveries and trash only. No patron use at any time.
11. Will close all doors and windows at all times, allowing only for patron ingress and egress.
12. Will not install or have French doors, operable windows or open facades.
13. Will not make changes to the existing façade except to change signage or awning.
14. Will provide temporary Certificate of Occupancy to CB2, Man. when it is obtained.
15. Will get a temporary Public Assembly permit if and as required by law.
16. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
17. There will be no “bottle service”.

18. Will not have any of the following: dancing, 3rd party promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades.
 19. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
- 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 **42 active licensed premises** within 750 feet of the subject premises according to LAMP, in addition to 2 pending licenses, the hours and method of operation being reasonable, the applicant executing a stipulations agreement with Community Board 2 Manhattan for the sole purpose of establishing public interest, and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premises Bottle Club License in the name of **The Gap Inc dba Banana Republic 552 Broadway 10012** unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 35 Board Members in favor.

4. Le Chene LLC dba TBD 76 Carmine St 10003 (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, fine dining French restaurant located in the ground floor of a seven six (6)-story, mixed-use, residential building (ca. 1910) on Carmine Street between Varick and Bedford Streets (Block #52), the building falling within the designated Special SoHo-NoHo Mixed Use District; and
- ii. **Whereas**, the ground floor premises is approximately 3,500 sq. ft. with 1,650 sq. ft. on the ground floor connected via an interior stairway and a sidewalk hatch to a 1,850 sq. ft. cellar, the cellar being used for storage only with no patron use; there will be 19 tables with 48 seats, one (1) bar with six (6) seats and for a total patron occupancy of 54 seats; there is one (1) entry which will serve as patron ingress and egress and two (2) bathrooms; the storefront infill being fixed; there are no outdoor areas for patrons included with this application, should there be any future outdoor seating it will end by 10 PM every night; and
- iii. **Whereas**, the hours of operation will be from 12 AM to 12 PM Sundays through Saturdays (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; and

- iv. **Whereas** the location had previously operated with an On-Premises Restaurant Liquor License from approximately 2022 through 2024 under the name of Abstract Hospitality dba Gab's (Lic. ID #0340-23-128395); 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, fine dining French 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). 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. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating included with this application.
 - 5. Any future outdoor seating on the sidewalk, should it be permitted, will maintain the required 10' clear path (regional corridor) and close not later than 10 PM every day. No exterior music, speakers or TVs. No roadbed seating.
 - 6. Will have not more than 12 private parties per year.
 - 7. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 - 8. Will not have televisions.
 - 9. Will close all doors and windows at 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.

19. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **68 active licensed premises** within 750 ft. and 9 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 **Chez Fanfan Corp dba Chez Fanfan 510 Broome St 10013** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant 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, 35 Board Members in favor.

5. Sofias143 Inc. dba Sofia's Little Italy, 143 Mulberry St. 10013 (OP-Restaurant) (Transfer)

- 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 new On-Premises Restaurant Liquor License to operate a full-service Italian restaurant in the ground floor of a seven (7)-story, mixed-use building (ca. 2003) on Mulberry Street between Hester and Grand Streets (Block #236/Lot #24), the building falling within the Special Little Italy District; and
- ii. **Whereas**, the Applicant was the principal from approximately 2005 to 2011, the ownership transferring to his son in 2011 until approximately 2023 when the son transferred the ownership back to his father/the current Applicant (PSSP NY Inc, Lic ID #0340-23-134380), the instant application being due to the Applicant forming a new corporate entity of which he will be the sole owner; there will be no change in the method of operation; and
- iii. **Whereas**, the premises is approximately 2,126 sq. ft. (1,575 sq. ft. on the ground floor connected by an interior staircase to 556 sq. ft. in the basement), the basement being used for storage and additional bathrooms with no patron service to the basement; there are 19 tables and 63 seats and one (1) bar with four (4) seats for a total patron seating capacity of 67; the premises has one (1) door which will serve as patron ingress and egress, one (1) bathroom on the first floor and two (2) bathrooms in the basement, patron use of the basement is for bathroom access only with no service of alcohol to patrons in the basement; and

- iv. **Whereas**, the Applicant's agreed upon hours of operation will remain from 10 AM to 2 AM Sundays through Saturdays (7 days a week) there are no outdoor areas for patrons included with this application, should there be any future outdoor seating it will end by 11 PM every night; music is quiet background only consisting of music from iPod/CDs/streaming services; there is no: dancing, DJs, live music, promoted events, scheduled performances or cover fees, velvet ropes, movable barriers, security personnel/doormen; 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 On-Premises Restaurant Liquor License, with those stipulations as follows:
1. Premises will be advertised and operated as a full-service family style Italian restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 10 AM to 2 AM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
 4. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating included with this application.
 5. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
 6. Any future outdoor seating on the sidewalk or roadbed, should it be permitted, will close not later than 11 PM every day. No exterior music, speakers or TVs.
 7. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 8. Will not have any televisions.
 9. Will close all doors and windows at 9 PM every night, allowing only for patron ingress and egress.
 10. No patron occupancy/service to any portion of the basement of licensed premises aside from use of bathrooms.
 11. Will not make changes to the existing façade except to change signage or awning.
 12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 13. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
 14. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 15. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/ security personnel.
 16. Will 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, Manhattan prior to submitting any changes to any stipulation agreed to herein.

18. 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 Restaurant Liquor License in the name of **Sofias143 Inc. dba Sofia's Little Italy, 143 Mulberry St. 10013**, 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, 35 Board Members in favor.

6. Delta Charlie NYC LLC dba TBD 5 Spring St 10012 (OP-Tavern)

- 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 a new On Premises Tavern Liquor License to operate an upscale tavern in the ground floor storefront of a (6)-story, tenement-style building (ca. 1900) on the Spring Street between Elizabeth Street and Bowery (Block #492/Lot #42), the building falling within the designated Special Little Italy District; and
- ii. Whereas,** the ground floor premises is approximately 3,850 sq. ft. with approximately 1,850 sq. ft. on the ground floor and 1,500 sq. ft. in the cellar, the cellar being accessed by a sidewalk hatch with no patron occupancy of the cellar; there will be approximately 10 tables with 34 seats and one bar with 15 seats on the interior for a total interior seated occupancy of 49 patrons, there is a rear yard which will have approximately 18 tables and 36 seats for a total seated occupancy in the rear yard of 36 persons and an overall seated capacity of 85 patrons; the premises has one (1) door which will serve as patron ingress and egress onto Spring Street, (1) emergency egress door to Spring Street, three (3) patron bathrooms; there is one (1) door to the rear yard, the rear yard premises being semi-enclosed with walls and a retractable roof made of rigid plastic-like material over the seating area; and
- iii. Whereas,** the hours of operation will be 12 PM to 2 AM Sundays through Wednesdays and 12 AM to 4 AM Thursdays through Saturdays; the hours for the rear yard will be from 12 PM to 10 PM Sundays through Wednesdays and 12 PM through 11 PM Thursdays through Saturdays with the retractable rooftop closing at least one hour before the stated closing time each night; music will be recorded background music only from iPods/CDs/streaming services with no music, speakers or TVs in the rear yard; there may be not more than two (2) televisions on the interior premises; there will be no dancing, DJ's, live music, promoted events or scheduled performances, cover fees, velvet rope, security personnel or doormen; and
- iv. Whereas,** the premises has been operating as Sweet & Vicious Bar (5 Spring Street Corp, Lic. ID # 0370-24-123340, SN #6031800) since approximately 1998, with CB2, Man. receiving significant complaints over the years due to noise from the rear yard until 12 AM or later every

night, loud music and pounding bass traveling through the walls of the establishment and from open doors into neighboring residences until 4 AM and long lines and queuing on the public sidewalk at all hours, all of which was outlined in CB2's [September/2016](#) resolution when the then Licensee's Managers and attorney appeared before CB2's SLA Licensing Committee to address these long standing issues raised by the residents and Block Association; and

- v. **Whereas**, the Applicants are involved with other bars in the immediate areas — two of the Applicants being principals at a bar within a few blocks of the instant application (Tom & Jerry's Bar Rest Inc, Lic ID # 0340-21-117850, exp. 11/30/2025) another principal of the instant application being a manager at Tom & Jerry's and yet another principal being a principal of a separate bar on Spring Street (Mansions of Glory dba Beyond the Pale, Lic ID #0340-23-128317), the Applicants did outreach to the Bowery Block Association as well as nearby residents, Community Board 2 receiving letters both in opposition and support of the instant application, the letters in opposition based largely on the method of operation of the past operators at the premises and the negative quality of life impacts that operation had on their lives, those writing in favor citing their past experiences in dealing with the Applicants, their positive responsiveness to any issues that arise, their support for the local community in hosting community-centered events, persons residing in the building of the principals other two bars stating they were good operators, a member of the Bowery Block Association came to speak in support of the Application, though requesting closing hours earlier than 4 AM, other residents whose home overlooks the rear yard came to voice their concerns, saying that the prior operators often had loud parties in the rear yard with patrons there past 12 AM which negatively impacted their quality of life, the Applicants and residents taking time at the meeting to discuss the issues amongst themselves, coming to an compromise that there would be no music, or speakers or TVs (including TVs operating without sound) in the rear yard and that the rear yard would be closed with all patrons gone by 10 PM and 11 PM (Thursdays to Saturdays) with the retractable cover being closed no later than an hour before closing each night, the requested 4 AM closing hours being reduced to 2 AM Sundays through Wednesdays with assurances of proper management of lines on the exterior and to work with Acoustilog, an acoustical consulting firm well-known to CB2 in order to properly soundproof the premises to mitigate any music traveling to occupants of the building and other adjacent buildings; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the "Method of Operation" of the On Premises Restaurant Liquor License, with those stipulations as follows:
 - 1. Premises will be advertised and operated as an upscale tavern with food available during all hours of operation.
 - 2. The hours of operation will be 12 PM to 2 AM Sundays through Wednesdays and 12 AM to 4 AM Thursdays through Saturdays. No patrons will remain after stated closing time.
 - 3. The premise will not operate as a Sports Bar or nightclub or allow any portion of premises to be operated in that manner.
 - 4. Will operate a rear yard with not more than 18 tables and 36 seats. No exterior music, speakers or TVs.

5. Rear yard will close at 10 PM Sundays through Wednesdays and 11 PM Thursdays through Saturdays. The roof will be closed one hour before closing each night. All patrons will be cleared and no patrons will remain after stated closing time.
 6. Signage will be installed in the rear yard prominently identifying the closing hours of the rear yard for patrons and encouraging patrons "To respect our neighbors by keeping noise levels down".
 7. Signage will also be prominently installed at the front of the premises at the sidewalk "To respect our neighbors by keeping noise levels down when entering and exiting".
 8. There will be no sidewalk café or roadbed seating now or in the future.
 9. Will play recorded background music only. Will work with Acoustilog to put a sound limiter in place and tested prior to opening to ensure that music is at background levels only and that no music will be audible in any adjacent residences at any time. There will be no subwoofers. Speakers will be small and there will be no speakers placed on or adjacent to the ceiling.
 10. Will have no more than 2 television(s) no larger than 60". There will be no projectors and TV will operate in "closed caption" mode only without sound.
 11. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 12. Will close all doors and windows at all times, 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 have security Thursdays through Saturdays and other times as needed.
 15. Will not install or have French doors, operable windows or open facades.
 16. Will not make changes to the existing façade except to change signage or awning.
 17. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 18. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
 19. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 20. 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.
 21. 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.
 22. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
- 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 **88 active licensed premises** within 750 feet of the subject premises according to LAMP, in addition to 9 pending licenses, the Applicants being familiar with the immediate area and working with the Block Association and residents to compromise on use of the rear yard and hours, the

agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a new On Premises Tavern Liquor License to **Delta Charlie NYC LLC dba TBD 5 Spring St 10012** unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 35 Board Members in favor.

7. Vittoria 196 LLC dba Piccola Cucina 194-196 Spring St 10012 (RW–Restaurant)

- i. Whereas,** the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing #1 to present an application to the NYS Liquor Authority for a new Restaurant Wine license to operate a full service Sicilian restaurant on the ground floor of a R7-2-zoned, six (6)-story, mixed-use tenement style building (c. 1908) on Spring Street between Sullivan and Thompson Streets (Block #489/Lot #18) the building falling within NYC LPC’s designated Sullivan-Thompson Historic District; and
- ii. Whereas,** the ground floor premises is approximately 1,530 sq. ft. consisting of 980 sq. ft. on the ground floor and 550 sq. ft. in the basement, the two floors connected by an exterior stairway, there is no patron use of the basement, the basement being for storage and office use only; there are 18 tables with 44 seats and one (1) bar with no seats for a total seated patron occupancy of 44 seats; the premises has one (1) door which serves as patron ingress and egress and one (1) bathroom; there are large, operable windows across the entirety of the ground floor storefront; and
- iii. Whereas,** the hours of operation are from 11 AM to 11 PM Sundays through Thursdays and 11 AM through 12 AM Fridays and Saturdays; music is quiet background only consisting of music from iPod/CDs/streaming services; there is no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers or security/doormen; and
- iv. Whereas,** the Applicant, Philip Guardone, is also the principal and licensee of the next door restaurant (Isabel 196 Spring LLC dba Piccola Cucina, Lic. ID #0240-22-100394, SN #1338958) the operations of which Community Board 2, Manhattan has received a significant number of complaints about going back to before the Covid pandemic and continuing to the present, those complaints consisting of loud noise coming from the premises, excessive crowding on the sidewalk on a daily basis occurring at all hours due to excessive outdoor seating and patrons waiting for seating, this block and surrounding blocks being made up of ground floor retail with residential units above, the Applicant originally being the manager of those premises before coming before CB2 in April/2021 as the applicant for a restaurant wine

application at this adjacent location, the full board of CB2 unanimously recommending denial of the application based on the extensive negative history of the Applicant at his other licensed premises existing at that time in the neighborhood, those issues were outlined in CB2's [April/2021](#) resolution, the NYSLA granting the restaurant wine license despite CB2's and the community's objections in July/2022 while acknowledging that the sidewalk area at this establishment is loud and congested, imposing stipulations that the doors and windows close by 9 PM with sidewalk seating closing at 11 PM; the premises having operated through this Fall/2024 with non-compliant sidewalk seating in the furnishing zone in addition to sidewalk seating adjacent to the restaurant frontage and fully-enclosed roadbed seating including point of sale stations without applying to the NYSLA for an expansion of their premises to the roadbed, the restaurant also participating in the Open Streets program, not complying with those guidelines by adding roadway seating outside of their roadbed structure past the mid-point of the roadway, the Applicant including roadbed seating as part of the instant application while being seemingly unaware of the rules of the Open Streets program; the Applicant stating that they are a popular restaurant and that the crowding on the sidewalk was due to the previous licensee of the premises now sought to be licensed by the Applicant and not the Applicant's next door premises, the supplied public interest statement for the instant application itself stating "numerous customers who crowed [sic] the restaurant every day," the Applicant showing no ability to either manage the crowds or sidewalk seating so as to allow for any pedestrian clear path and also lacking the ability to control the noise spilling out to the street and up to residents windows over the past six years since the Applicant has been either managing and/or been the licensee of the premises and flagrantly disrespecting the residents who live above the Applicant's already-licensed premises as well as the pedestrians that use Spring Street as part of their daily routine, the heavily-used Spring Street subway station being a block away, by further congesting the sidewalk with seating on the curbside in addition to the seating adjacent to their restaurant and in the roadbed and the patron lines waiting for a table; and

- v. **Whereas**, prior to 2018, the premises of the instant application was two dry retail stores and had never previously been licensed for the service of alcohol, the prior licensee at the location having combined the two storefronts and installed large operable windows running the length of the premises, that licensee (St Tropez SoHo LLC dba St Tropez SoHo, Lic ID # 0240-22-100107) also had a long adverse history of complaints against their method of operation at the premises since opening in 2019 including expanding sidewalk seating to the curbside in great excess of the 5 tables/10 seats that were permitted in addition to adding roadbed seating as well as participating in the Open Streets program, there being numerous complaints by residents regarding noise and the impassable sidewalk at this location, that licensee appearing before the full board of the NYSLA in January/2024 for an upgrade of their liquor license from restaurant wine to full liquor, at which time the Commissioners voted to adjourn the meeting for 8 months to September/2024 due to the representation of local residents of that licensee's total disregard for following the rules and abiding by stipulations and adhering to outdoor dining regulations, that restaurant having closed in the interim; and
- vi. **Whereas, both** the Applicant of the instant application and the prior principal of the premises now sought to be licensed blamed the other for all the negative quality of life impacts to the

residents including essentially commandeering the sidewalk blocking pedestrian traffic, the Applicant in the instant application now looking to take over the adjacent premises, leading to a continuation of the excessive noise and sidewalk congestion as the Applicant in over six (6) years of managing Isabel 196 Spring LLC dba Piccola Cucina has not been able to operate those premises in a manner that does not create egregious disruption to the residents and other pedestrians using the public sidewalk, the Applicant's representative stating that the Applicant will now abide by all the rules of the outdoor dining despite not being able to in previous years at any of his establishments simply because she is now personally advising him, there was no outreach done to the local block association and no one came to speak in favor of the application; and

THEREFORE, BE IT RESOLVED that based on the problematic history of the manner in which the Applicant has managed and operated the adjacent establishment and others in the neighborhood over the years, CB2, Man. recommends denial of a new Restaurant Wine license for Isabella Vittoria 196 LLC dba Piccola Cucina 194-196 Spring St 10012 as presented; 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: Passed, 34 Board Members in favor, 1 abstention (E. Siegal)

8. Mishka NY LLC dba Mishka SoHo, 517-519 Broome St 10013 (RW–Restaurant)

- i. Whereas,** the Applicants and the Applicants' attorney returned to Community Board 2, Manhattan's SLA Licensing Committee #1 for further presentation of their application to the NYS Liquor Authority for a new Restaurant Wine license to operate a full service restaurant described as a "friendly neighborhood restaurant that will serve authentic Eastern European cuisine" on the ground floor of a five (5)-story commercial building (c. 1890) on Broome Street between Sullivan and Thompson Streets (Block #476 / Lot #25) located in the Sullivan-Thompson Historic District after appearing in January/2025 with only one of the principals, that principal having come before the CB2, Man. as the sole principal as outlined below, requesting to return in February/2025 with the newly-added principal to further clarify the application; and
- ii. Whereas,** the storefront premises to be licensed is approximately 800 sq. ft. with 10 tables and 28 seats and 1 standup bar with 12 seats, for a total occupancy of 40 patron seats in the premises, there will be one set of double doors at the entrance of the restaurant on Broome Street and two bathrooms; there is an existing Certificate of Occupancy for the premises which permits eating and drinking, Use Group 6 on the ground floor storefront level; and
- iii. Whereas,** the hours of operation will be from 8 AM to 10 PM Sundays through Wednesdays, 8:00 AM to 11:00 PM Thursdays through Saturdays; music will be quiet background music only consisting of music from iPod/CD's/streaming services and acoustic live music without amplification (no brass, percussion, microphones), there may be DJs at private parties with

not more than 12 private parties/year occurring after 6 PM; there will be no: dancing, promoted events, scheduled performances or cover fees, velvet ropes, movable barriers or security personnel; and

- iv. **Whereas**, prior to last month's appearance, the Applicant originally appeared before CB2, Manhattan in [May/2020](#) for an On-Premises Liquor License with a similar method of operation at which time CB2, Manhattan recommended approval of the application with signed stipulations – one of the stipulations being there will be no use of any outdoor space for commercial purposes as part of the public interest; the Applicant returned in [August/2023](#) for a Restaurant Wine application at the same location, the Applicant's Attorney at the time stating that the On-Premises Liquor License application had been withdrawn from the NYSLA and that the Applicant had been operating the restaurant with a similar method of operation to the application presented in May/2020 since approximately mid-2020, albeit ostensibly without the service of alcohol, despite observations to the contrary, the August/2023 Restaurant Wine application including the use of the adjacent empty open-air parking lot (517 Broome Street, Block #47/Lot #26) for seating of 24 patrons, the parking lot being a separate zoning lot with a separate deed and no certificate of occupancy showing the use of eating and drinking was permitted; and
- v. **Whereas**, at the time of the Applicant's August/2023 appearance before CB2, Manhattan, the Applicant had already been using the adjacent lot for seating, with a commercial outdoor kitchen with charcoal/wood burning grill located in the lot for outdoor cooking without providing documentation that proper permits had been acquired for an outdoor commercial kitchen or grilling in the adjacent lot, there being no direct access to the lot from the 519 Broome Street premises, patrons/servers needing to exit the restaurant premises to access the adjacent lot via a separate entry on Thompson Street; at its September/2023 full board meeting CB2, Manhattan unanimously voted to recommend denial of the Restaurant Wine application due to concerns that the Applicant would not relinquish the use of the unpermitted adjacent lot; the Applicant moved forward with the application at the NYSLA, receiving a temporary permit in early November/2024 for the service of beer and wine at 519 Broome Street; and
- vi. **Whereas**, the premises to be licensed was previously licensed under Anyway SoHo LTD dba Anyway Café (SN#1306122) from 2018 to 2020 with conditions on that license imposed by the NYSLA specifically including that the Eastern separate side lot, 517 Broome Street, was never to be used for outside dining, only for parking cars and that there be no sidewalk café; and
- vii. **Whereas**, at last month's SLA Licensing Committee meeting the Applicant's Attorney explained that the previously applied for Restaurant Wine application had been withdrawn from the NYSLA days earlier, the instant application being the same as what was presented to CB2, Manhattan in August/2023 but without the use of the adjacent lot at this time, there still being no Certificate of Occupancy or Letter of No Objection showing that the use for eating and drinking is permitted in the open-air parking lot at 517 Broome Street, the Applicant hoping to get permission to use it in the future; and

- viii. Whereas,** also at last month's CB2 SLA Committee meeting concerns were raised about the Applicant's ability to abide by rules and guidelines based on her past demonstrated behavior, the Applicant explaining the outdoor lot was used in 2023 to seat patrons during Covid, yet NYC lifted the Covid pandemic mask and vaccine mandates in early 2022, the Applicant was cooking and seating patrons in the lot in the summer of 2023 without proper permits while having a permit from DOT to use the sidewalk for outdoor seating (without the service of alcohol) providing the Applicant with a DOT permitted area for outdoor seating during the Covid emergency, making the use of the adjacent lot to provide outdoor seating unnecessary, the Applicant and Applicant's Attorney stating the lot at 517 Broome Street was not included in this application yet the address listed on the 30-day notice received by CB2, Manhattan and the liquor license application already submitted to the NYSLA as 517-519 Broome Street; the Applicant was also asked about this year's New Year's Eve event (December/2024) which was posted on their website, with live performances, DJs, dancing and hours until 2 AM, despite the application that had been presented to CB2 in August/2023 and May/2020 (for which the Applicant signed stipulations) and in the instant application had closing hours not later than 11 PM, no dancing and no performances, the Applicant not having filed for a New Year's Eve permit to operate past their regular hours, the Applicant stating it was just for New Year's Eve and that it was irrelevant because the event was apparently cancelled at the last minute due to equipment being stolen; the Applicant also advertising the premises not only for "private events" but as a "venue rental" on their website "appealing to filmmakers for movies and creative projects,"... musicians and performers for a "cozy setting and good acoustics for small concerts and live shows".... Providing "lighting and sound equipment" for event space rental, despite the method of operation of the instant application, as well as all of the past applications submitted by the Applicant for this location, as being for a restaurant that is occasionally booked for a private party and not as an event space; and
- ix. Whereas,** at the this month's CB2 SLA Committee meeting the recently-added principal appeared to explain some of his concerns with the proposed stipulations stating that he could not limit private parties/events to only 12 per year due to his plans to frequently close the restaurant during the daytime for business events and that he would also need to be able to have live music during those events such as an accordion player; an agreement was able to be reached to accommodate the proposed daytime business events while keeping the nighttime private parties to 12 events/year which is what the Applicant originally stated they would like; and
- x. Whereas,** nearby residents also presented photos of a wooden structure that had been built onto the rear of the building on Watts Street which is blocking the rear emergency egress of the premises and blocking the fire escape ladder as well as a storm enclosure by the entry on Broome Street which was blocking the Broome Street fire escape ladder, both posing serious life safety risks to other tenants of the building, the Applicant's Attorney stating that if the structures were not permitted they would immediately be removed, it was clear that blocking a fire escape ladder in both cases was not permitted, yet the structures are both still in place at the location despite the Applicant returning signed and notarized stipulations which include that both fire escape ladders would not be blocked; aside from the serious life safety concerns

this creates it brings into question the Applicant's ability to abide by any of the other executed stipulations; and

- xi. Whereas,** there already are a significant number of licensed establishments in both CB2, Man. and in the immediate area, there being **51 active liquor licenses** within 750 feet of the proposed premises to be licensed and an additional 3 pending licenses within this same area, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and
- xii. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:
1. Premises will be advertised and operated as full-service restaurant serving Eastern European cuisine with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 8 AM to 10 PM Sundays through Wednesdays, 8:00 AM to 11:00 PM Thursdays through Saturdays. No patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will ensure fire escape ladder on Broome Street is not blocked by winter vestibule enclosure and that wooden structure at rear of building at 20 Watts Street does not block either emergency egress or rear fire escape ladder.
 5. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 6. Licensee/Applicant will not use the side yard at 517 Broome Street for any eating and/or drinking purposes whatsoever without receiving the proper permits and returning to CB2, Man.
 7. Will have not more than 60 private parties/events per year.
 8. Not more than 12 private parties/events may go past 6 PM and those may include DJs.
 9. Will play recorded background music at conversational levels and there may be occasional acoustic live music without amplification (no brass, percussion, microphones), exclusive of the above noted 12 private parties/events which may also have DJs. No music will be audible in any adjacent residences at any time, inclusive of private parties/events.
 10. Will have one television no larger than 60" and one security monitor/TV.
 11. Will close all doors and windows at all times allowing only for patron ingress and egress.
 12. Will not install or have French doors, operable windows or open facades.
 13. Will not make changes to the existing façade except to change signage or awning.
 14. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
 15. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer. Private parties /events may have an open bar.

16. Will not have any of the following: dancing, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, security personnel/doormen.
17. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA
18. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
19. Will appear before CB2, Man. for change in method of operation/alteration to license prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant Wine License in the name of **Mishka NY LLC dba Mishka SoHo, 517-519 Broome St 10013** **unless** the statements presented by the Applicant are accurate and complete and that all the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous, 35 Board Members in favor.

- 9. Llama San LLC dba Llama San 359 6th Ave 10014** (OP–Restaurant) (Alteration: Dining Out NYC-Sidewalk)
 - i. Whereas,** the Applicant submitted notification to Community Board 2 of their application to the NYS Liquor Authority for an Alteration to the existing On-Premises Restaurant Liquor License (Lic. ID # 0340-23-137317, exp. 7/31/2025) for the new Dining Out NYC program to add sidewalk seating to their Peruvian-Japanese fusion located on 6th Avenue between Washington Place and West 4th Street, the building falling within NYC LPC’s designated Greenwich Village Historic District; and
 - ii. Whereas,** the applicant previously had outdoor seating under the NYC DCA Sidewalk Café Program; and
 - iii. Whereas,** the instant application is to add outdoor seating under the Dining Out NYC program consisting of sidewalk seating of not more than 5 tables and 10 seats on 6th Avenue, and
 - iv. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with Community Board 2 to address the new Dining Out NYC program that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of the On-Premises Restaurant Liquor License in addition to the existing stipulations , with those supplementary stipulations as follows:
 1. Will continue to operate a Peruvian-Japanese fusion 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 1 AM Sundays through Wednesdays and 11 AM to 2 AM Thursdays through. All patrons will be cleared, and no patrons will remain after stated closing time.
3. 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 5 tables and 10 seats on 6th Avenue.
4. Hours of operation for both the sidewalk and roadway café seating will be from 11 AM to 11 PM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time and all tables and chairs will be secured.
5. All service will be from within the sidewalk café boundaries to seated patrons only and will follow all rules and regulations of the Dining Out NYC program.
6. There will be no commercial uses of the sidewalk area aside from accessing the demarcated area of the Dining Out NYC authorized sidewalk and/or roadway café from which all service to patrons must occur.
7. There will be no exterior music, speakers or TVs or speakers from the interior premises positioned to face out of any operable doors and/or windows towards the exterior premises.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for the alteration to the existing On-Premises Restaurant Liquor License for **Llama San LLC dba Llama San 359 6th Ave 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, 35 Board Members in favor.

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

10. Shoshin 68, LLC 68 Thompson St 10012 (RW–Restaurant)

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on February 4, 2025, the Applicant requested to lay over this application to March/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 **Shoshin 68, LLC 68 Thompson St 10012** until the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the

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

Vote: Unanimous, 35 Board Members in favor.

**11. Boni Restaurant LLC dba Boni & Mott 238 Mott St Store 4 & 5 10012 (OP–Restaurant)
(Class Change)**

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on February 4, 2025, the Applicant requested **to lay over** this application to March/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 **Boni Restaurant LLC dba Boni & Mott 238 Mott St Store 4 & 5 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, 35 Board Members in favor.

12. 94 Greenwich Restaurant Group LLC 94 University Pl 10003 (OP–Restaurant)

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on February 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 **94 Greenwich Restaurant Group LLC 94 University Pl 10003** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 35 Board Members in favor.

13. 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 February 4, 2025, the Applicant requested **to lay over** this application to March/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 **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, 35 Board Members in favor.

**14. Tartinery W3 LLC dba Tartinery 78 W 3rd St 10012 (OP–Restaurant) (Class Change)
(Dining Out NYC–Roadway)**

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on February 4, 2025, the Applicant requested **to lay over** this application to March/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 **Tartinery W3 LLC dba Tartinery 78 W 3rd 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, 35 Board Members in favor.

SLA 2 LICENSING

1. Casa Piada LLC 55 Greenwich Ave 10014) (TW–Bar/Tavern)

- i. **Whereas**, the Applicants and the Applicants’ representative 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 an Italian café on the ground floor of

a five (5)-story mixed-use building (c. 1849) on the southeast corner of Greenwich Avenue and Perry Street (Block #612/Lot #57), the building falling within the NYC LPC's designated Greenwich Village Historic District; and

- ii. **Whereas**, the ground floor premises is approximately 1,600. ft., with 1,000 sq. ft. on the ground floor and an additional 600 sq. ft. in the basement, the basement accessed via an exterior stairway in the small rear yard of the premises, the basement used for storage only with no patron access; there is one (1) entryway serving as both patron ingress and egress on Greenwich Avenue and one emergency exit onto Perry Street; there are four (4) tables and 15 seats, one bar with no seats for a seated occupancy of approximately 15 seats; there is one (1) bathroom; the rear yard will be used for cellar access only with no patron or staff use; and
- iii. **Whereas**, the Applicant's proposed hours of operation will be Sundays through Wednesdays from 8 AM to 9 PM and Thursdays through Saturdays from 8 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 is no outdoor seating as part of this application; and
- iv. **Whereas**, the premises to be licensed has been previously been licensed for beer and wine as BL 55 Greenwich NY LLC dba Bluestone Lane (Lic ID # **0240-22-101819**), a full-service café specializing in Australian-style coffee from approximately 2014 to 2024; and
- v. **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 to be licensed according to LAMP 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, the hours being reasonable and the method of operation being of low-impact to the surrounding residents with the block association supporting the application; and
- vi. **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:
 - 19. Will operate as an Italian café with less than a full kitchen with the kitchen but serving food until closing every night.
 - 20. The hours of operation will be from Sundays through Wednesdays from 8 AM to 9 PM and Thursdays through Saturdays from 8 AM to 10 PM. All patrons will be cleared, and no patrons will remain after stated closing time.
 - 21. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 22. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating included with this application.

23. Any future outdoor seating on the sidewalk will follow all rules and regulations of the Dining Out NYC program and will close not later than 9 PM Sundays through Wednesdays and 10 PM Thursdays through Saturdays. No patrons will remain after stated closing hour. No exterior music, speakers or TVs. No roadbed seating.
24. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
25. Will not have televisions.
26. Will close all doors and windows at 9 PM every night, allowing only for patron ingress and egress.
27. There will be no use of the rear terrace for any purpose
28. Perry Street door to be used for emergency egress only.
29. Will not have patron occupancy/service to any portion of the basement of licensed premises.
30. Will not make changes to the existing façade except to change signage or awning.
31. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
32. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
33. 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.
34. 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.
35. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.
36. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for new Tavern Wine License for **Casa Piada LLC 55 Greenwich Ave 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, 36 Board Members in favor.

2. Cynthia II LLC dba Cynthia 32 Jones St 10014 (OP–Restaurant)

- i. **Whereas**, the Applicants and the Applicants’ Attorney appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a full-service, fine dining restaurant serving American cuisine located in the ground floor of a six (6)-story, mixed-use building (ca. 1901) on the residential block of Jones Street between Bleecker and West 4th Streets

(Block #590/Lot#11), the building falling within NYC LPC's designated Greenwich Village Historic District Extension II; and

- ii. **Whereas**, the ground floor premises is approximately 1,270 sq. ft. with 690 sq. ft. on the ground floor connected via an interior stairway to a 580 sq. ft. cellar, the cellar being used for storage only with no patron use; there will be 10 tables with 24 seats, one (1) bar with seven (7) seats and for a total patron occupancy of 31 seated patrons; there is one (1) entry which will serve as patron ingress and egress and one (1) bathroom; the storefront infill being fixed without operable doors or windows; there are no outdoor areas for patrons and the Applicants stated they have no intention of having any outdoor seating in the future; and
- iii. **Whereas**, the hours of operation will be from 11 AM to 12 AM Sundays through Saturdays (7 days a week); music will be recorded quiet background consisting of music from iPod/CDs/streaming; 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; and
- iv. **Whereas** the location had previously operated with an On-Premises Restaurant Liquor License from approximately 1938 through 2018 under the name of Buffinton LTD dba Vivaldi (Lic. ID # 0340-17-105784, SN #1025483.0), the Applicants intending to honor the long history of Vivaldi; and
- v. **Whereas**, the Applicant met with the local block associations (Central Village Block Association, West Village Residents Association and Carmine Street Block Association) and 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:
 - 20. Premises will be operated and advertised as full-service, fine dining restaurant serving New American cuisine with an emphasis on limiting food waste with the kitchen open and full menu items available until closing every night.
 - 21. Hours of operation will 11 AM to 12 AM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
 - 22. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 23. 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.
 - 24. 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.
 - 25. Will have not more than 24 private parties per year.
 - 26. Will not have televisions.
 - 27. 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.

28. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 29. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 30. Will not install or have French doors, operable windows or open facades.
 31. Will not make changes to the existing façade except to change signage or awning.
 32. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
 33. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 34. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
 35. 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.
 36. 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.
 37. 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 **117 active licensed premises** within 750 ft. and 10 pending licenses according to LAMP; the Applicant’s closing hours and the agreed upon stipulations being reasonable, the local block associations welcoming the Applicants to the neighborhood, 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 **Cynthia II LLC dba Cynthia 32 Jones 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, 36 Board Members in favor.

3. Negril Village Inc 70 W 3rd St 10012 (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 Caribbean restaurant located in the ground floor of a three (3)-story, mixed-use building (ca. 1923) on West 3rd Street between LaGuardia Place and Thompson Stret (Block #537/Lot#7503), the building falling within NYC LPC’s designated South Village Historic District; and

- ii. **Whereas**, the ground floor premises is approximately 6,250 sq. ft. with 2,825 sq. ft. on the ground floor, 600 sq. ft. on the mezzanine and 2,825 sq. ft. in the cellar, all floors being connected via an interior stairway; there will be approximately 11 tables and 56 seats with one bar and 10 seats in the cellar, 20 tables and approximately 78 seats and one (1) bar with 20 seats, and nine (9) tables and 25 seats in the mezzanine for approximately 189 seated patrons; there is one (1) entry which will serve as patron ingress and egress and three (3) bathrooms; the storefront infill being fixed without operable doors or windows; there are no outdoor areas for patrons included in this application; and
- iii. **Whereas**, the hours of operation will be from 2 PM to 10 PM Sundays, 11:30 AM to 11 PM Mondays through Thursdays, 11:30 AM to 2 AM Fridays and 2 PM to 2 AM Saturdays; music will be recorded quiet background consisting of music from iPod/CDs/streaming and acoustic live music and/or DJs Thursdays through Saturdays; there will be no dancing, promoted events, no scheduled performances or cover fees, no velvet ropes, and no movable barriers; and
- iv. **Whereas** the Applicant has been at the location since approximately 2004 (Negril Village Inc, Lic ID # **0340-19-108373**) with the same method of operation albeit with 2 AM closing 7 days a week, the Applicant having forfeited their liquor license in 2021 due to financial problems associated with the Covid pandemic and is now ready to re-open the premises; and
- v. **Whereas**, the Applicant met with the local block association (Bleecker Area Merchants Association) and has their support, in addition members of the public came to speak in support of the application, having frequented the restaurant over the many years it has been there, 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, Caribbean restaurant with the kitchen open and full menu items available until closing every night.
 - 2. Hours of operation will 2 PM to 10 PM Sundays, 11:30 AM to 11 PM Mondays through Thursdays, 11:30 AM to 2 AM Fridays and 2 PM to 2 AM Saturdays. No patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 - 5. Will play recorded background music and there may be live acoustic music (no brass, percussion, amplification) and/or DJs Thursdays through Sundays. No music will be audible in any adjacent residences at any time.
 - 6. Will have security Thursdays through Sundays and other times as needed.
 - 7. Will have not more than 24 private parties per year.
 - 8. Will not have televisions.

9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 10. Will not install or have French doors, operable windows or open facades.
 11. Will not make changes to the existing façade except to change signage or awning.
 12. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
 13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
 15. Will not have dancing, 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.
 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 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 **75 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 and consistent with the previous operation at this location operated by the same principals, the local block associations welcoming the Applicants back to the neighborhood, 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 **Negril Village Inc 70 W 3rd St 10012** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 36 Board Members in favor.

4. JDA Cornelia LLC dba dell’anima 18 Cornelia St 10014 (OP–Restaurant)

- i. **Whereas**, the Applicants and the Applicants’ Attorney appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a full-service, fine dining Italian restaurant located in the ground floor of a five (5)-story, mixed-use building (ca. 1901) on the residential block of Cornelia Street between Bleecker and West 4th Streets (Block #589/Lot#17), the building falling within NYC LPC’s designated Greenwich Village Historic District Extension II; and

- ii. **Whereas**, the ground floor premises is approximately 2,600 sq. ft. with 1,300 sq. ft. on the ground floor connected via both a sidewalk hatch and rear exterior stairway to a 1,300 sq. ft. cellar, the cellar being used for storage only with no patron use; there will be 14 tables with 34 seats, one (1) bar with 12 seats and for a total patron occupancy of 46 seated patrons; there is one (1) entry which will serve as patron ingress and egress, one emergency exit and two (2) bathrooms; the storefront infill being fixed without operable doors or windows; there are no outdoor areas for patrons associated with this application; and
- iii. **Whereas**, the hours of operation will be from 9 AM to 12 AM Sundays through Thursdays and 9 AM to 2 AM Fridays and Saturdays; music will be recorded quiet background consisting of music from iPod/CDs/streaming; 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; and
- iv. **Whereas** the location had previously operated with an On-Premises Restaurant Liquor License from 2023 to the present as 177 1st Ave dba Figure Eight (Lic ID # 0340-23-127947) and prior to that as Powerful Katinka Inc dba Pearl Oyster Bar (Lic ID #0240-21-123509) from approximately 2009-2022; and
- v. **Whereas**, the Applicants met with the local block associations (Central Village Block Association, West Village Residents Association and Carmine Street Block Association), agreeing to reduce their hours during the week and 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, fine dining Italian restaurant with the kitchen open and full menu items available until closing every night.
 - 2. Hours of operation will 9 AM to 12 AM Sundays through Thursdays and 9 AM to 2 AM Fridays and Saturdays. No patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. Will not operate a backyard garden or 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. There will be no use of the rear yard/terrace by patrons or staff aside from staff access to the basement. No smoking or staff congregating in rear yard.
 - 10. Will not install or have French doors, operable windows or open facades.
 - 11. Will not make changes to the existing façade except to change signage or awning.

12. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
 13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
 15. Will not have dancing, 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.
 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 any 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**, 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 **117 active licensed premises** within 750 ft. and 10 pending licenses according to LAMP; the Applicant having worked with the block associations to establish reduced closing hours during the week 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 **JDA Cornelia LLC dba dell’anima 18 Cornelia 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, 36 Board Members in favor.

5. **St. Tropez Wine Bar, LLC d/b/a St. Tropez, 302-304 W. 4th St. 10014** (OP–Restaurant) (Alteration: Dining Out NYC-Roadbed) (Lic. ID # **0340-22-112764**)
- i. **Whereas**, the Applicant/Licensee appeared before Community Board 2, Manhattan’s SLA Licensing committee #2 to present an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Restaurant Liquor License (Lic. ID # 0340-22-114199, exp. 7/31/2026) for the new Dining Out NYC program to add roadway seating to their Italian restaurant and wine bar; and

- ii. **Whereas**, the Applicant/Licensee has been operating its restaurant since 2017 in a ground floor storefront and basement premises located in a six-story residential building (built in 1905) on West 4th St. between Bank St. and West 12th St., the building being located in the Landmarked Greenwich Village Historic District on a residentially zoned area, the subject premises having never held an on premises license subject to the 500 foot rule until the Applicant applied for an upgrade to their Restaurant Wine license, coming before CB2 in [January/2020](#), at which time CB2 unanimously recommended approval of the On-Premises license expressly provided that the stipulation agreement the Applicant signed and executed was incorporated into the method of operation of their liquor license and that those stipulations were adhered to; and
- iii. **Whereas**, the premises is roughly 1,050 sq. ft premise (750 sq ft ground floor and 300 sq ft basement accessed by a sidewalk hatch, no patrons or cooking in basement, prep only) there are 10 tables and 36 seats, and 1 stand up bar with 12 seats, and four small counters with 8 seats for a total of 56 seats; hours of operation are Sundays from 11 AM to 11:45 PM, closed Mondays, 4:30 PM to 11:45 PM Tuesdays through Wednesdays, 4:30 PM to 12 AM Thursdays and 4:30 PM to 1 AM Fridays and Saturdays, music is quiet background only consisting of music from ipod/cd's; and
- iv. **Whereas**, when applying for its current on-premises liquor license at 302-304 West 4th Street in January/2020, the Applicant agreed with the surrounding community for the purpose of garnering said license approval from the local block association, surrounding community of residents, and CB2 Man, "not to operate in any outdoor area for commercial purposes", with the licensed premises being located in a residentially zoned area on a narrow block with narrow sidewalks and ground floor residential units, the Applicant also agreeing to keep the sidewalk hatch closed at all times in front of the business unless access was specifically needed and to remove the illegal benches which had previously been located on the sidewalk; and
- v. **Whereas**, despite the Applicant's prior agreement not to serve alcohol to any areas outside of the licensed premises at 302-304 West 4th Street, the Applicant had been until Fall/2024 serving alcohol to a large enclosed wooden shed, with roof, located in the roadway in front their premises and at times during those years in front of the adjacent storefront to the south, at times tables and chairs were also placed on the roadway outside the roadway shed directly in the street, that enclosed roadway shed and tables and chairs in the roadway being across a narrow public sidewalk, in addition there was extensive alcohol service to tables and chairs on the sidewalk in front of the premises, the Applicant during that time providing no avenue to correct, or to amend the disruptive change in method of operation outside its licensed premise despite significant complaints from local residents, in violation of its prior agreements, with this significant change in method of operation generating noise complaints and blocking pedestrian passage on a very narrow sidewalk, a change in method of operation that requires a new, alteration application to the NYSLA, required to change its method of operation so that residents in the immediate area can be heard, the Applicant not including a change in method of operation application with the current instant application and the Applicant never having taken the proper steps to extend their premises for the service of

alcohol beyond their physical interior at any time during those years despite there being a clear process to do so; and

- vi. **Whereas**, the Applicant had until this Summer/2024 operated another licensed premises at 194 Spring Street (St Tropez SoHo LLC dba St Tropez SoHo, Lic ID # 0240-22-100107) which had similar issues, prior to the Applicant acquiring the premises in 2018 those premises consisted of two dry retail stores and had never previously been licensed for the service of alcohol, the Applicant combining the two storefronts and installed large operable windows running the length of the premises, the Applicant having a long adverse history of complaints against their method of operation at the premises since opening in 2019 including expanding sidewalk seating to the curbside in great excess of the 5 tables/10 seats that were permitted in addition to adding roadbed seating as well as participating in the Open Streets program, there being numerous complaints by residents regarding noise and the impassable sidewalk at this location, that licensee appearing before the full board of the NYSLA in January/2024 for an upgrade of their liquor license from restaurant wine to full liquor, at which time the Commissioners voted to adjourn the meeting for 8 months to September/2024 due to the representation of local residents of that licensee's total disregard for following the rules and abiding by stipulations and adhering to outdoor dining regulations, that restaurant having closed in the interim; and
- vii. **Whereas**, the local block association and residents of the block spoke in very vocal opposition to the addition of roadbed seating at the location due to the negative quality of life impacts they have experienced due to the exterior seating, the instant application requesting closing hours of 11:45 PM outside on this residential block, the Applicant willing to consider closing at 10 PM but nothing earlier, the residents strongly opposing this application due to the noise of patrons in the outdoor seating, patrons constantly blocking the sidewalk, the hatch continuously left open, the Applicant unwilling to work with the residents by having early closing hours of the exterior premises and the Applicant having largely ignored the local residents' complaints, those residents, some living in ground floor units being the conforming use in this residential only zoned area, the Applicant being a permitted non-conforming use because prior to the last 12-15 years the storefront was divide into two parts - a laundromat and bookstore having minimal impact on quality of life; and

THEREFORE, BE IT RESOLVED that based on the problematic history of the manner in which the Applicant has managed and operated this establishment's outdoor area and their other licensed premises in CB2, CB2, Man. recommends denial of the alteration application for Isabella **St. Tropez Wine Bar, LLC d/b/a St. Tropez, 302-304 W. 4th St. 10014** as presented; 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, 36 Board Members in favor.

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

6. Perry & Hudson LLC dba Dante 551 Hudson St 10012 (OP–Restaurant) (Alteration: Dining Out NYC-Sidewalk and Roadway)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on February 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 **Perry & Hudson LLC dba Dante 551 Hudson 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, 36 Board Members in favor.

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

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on February 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 **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, 36 Board Members in favor.

8. PST Health, LLC dba Lifethyme Natural Market 408 6th Ave 10011 (RW–Restaurant)
(previously unlicensed)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on February 6, 2025, the Applicant requested **to lay over** this application to March/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 **PST Health, LLC dba Lifethyme Natural Market 408 6th Ave 10011 until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 36 Board Members in favor.

9. Realtek LLC dba Sant Ambroeus 259 W 4th St 10014 (OP–Restaurant) (Alteration: Dining Out NYC-Roadway)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on February 6, 2025, the Applicant requested **to lay over** this application to March/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 **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, 36 Board Members in favor.

10. Dante Grove St LLC dba Dante 79 81 MacDougal St 10012 (OP–Restaurant) (Alteration: Dining Out NYC-Sidewalk and Roadway)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on February 6, 2025, the Applicant requested **to lay over** this application to March/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 **Dante Grove St LLC dba Dante 79 81 MacDougal St 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 36 Board Members in favor.

STREET ACTIVITIES

1. *2.6.25 – Boohoo Coffee Cart at Broadway NYFTA (Sponsor: New York Food Truck Association), Broadway bet. Broome & Spring Sts. [SW & curb lane closure-W.] (Adam Weingrad & Eliot Winick)

Whereas, the applicant, representing UK clothing line Boohoo, is seeking to hold a hot chocolate cart activation at 503 Broadway, between Broome and Spring Streets; and

Whereas, the event is expected to consist of a cart stationed on the sidewalk, giving out free hot chocolate (made in-house) from 11 AM – 5 PM on Thursday, February 6th; 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; and

Whereas, rope and stanchions will be placed along the sidewalk for line management, with a more than 5 foot pedestrian walkway maintained at all times, though the applicant does not expect a significant line for this activation; and

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

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

Vote: Unanimous, 35 Board members in favor.

2. *2.6.25 – Prada SS 25 Wallpaper Event at 575 Broadway (Sponsor: KCD Inc.), 1) Mercer St. bet. Prince & W. Houston Sts. [SW & curb lane closure-E.]; 2) Broadway bet.

E. Houston & Prince Sts. [SW & curb lane closure-W.; 3) Prince St. bet. Broadway & Mercer St. [partial SW closure-No.]

Whereas, Prada is holding a special in-store event in conjunction with a collaboration with Wallpaper, at its store at 575 Broadway, and is seeking several sidewalk and curb lane closures in conjunction with the event; and

Whereas, the event will take place on the evening of Thursday, February 6th, with guests expected to begin arriving around 6:30 PM, and with the event concluding at 10 PM; and

Whereas, the applicant plans to have guests queue along Prince street, with ropes / stanchions and security guards present, who will be giving out wristbands to attendees, who will then be sent around to enter via the Broadway entrance; and

Whereas, the applicant expects approximately 350 attendees during the 3.5-hour event, entry spread out throughout that period, which should prevent the line from getting too long at any given point in time; and

Whereas, the applicant also intends to use barricades and ropes / stanchions in front of the Broadway entrance, in order to control entry into the store and to check wristbands for attendees; and

Whereas, other than the queue lines and entryway, there will be no other elements of the activation taking place outside (i.e no food, amplified sound, or lighting on the exterior of the store); and

Whereas, the applicant will additionally be using the curb lane on Mercer to park a production trailer; and

Whereas, while lining the queue along the Prince Street side of the store means that it will not block any entrances to businesses or residences, it will mean that attendees, once receiving credentials, will need to walk around the crowded corner of Prince and Broadway in front of the subway entrance; and

Whereas, while the committee and members of the public mentioned concerns around the congestion this would cause, it is somewhat mitigated by the fact that attendees will immediately enter the building upon receiving wristbands, as well as the presence of extensive security, now

Therefore Be It Resolved that CB2, Man. recommends **approval** of **Prada SS 25 Wallpaper Event at 575 Broadway (Sponsor: KCD Inc.)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, 35 Board members in favor.

3. Amiri Coffee Truck (Sponsor: Coast to Coast Permits), Greene St. bet. Broome & Spring Sts. [SW & curb lane closure-E.] Note: outside Amiri, 76 Greene St.

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, Man. recommends **denial** of **Amiri Coffee Truck (Sponsor: Coast to Coast Permits)**.

Vote: Unanimous, 35 Board members in favor.

4. *2.7-2.9.25 – New Product Launch – Prince St. (Sponsor: Event Permits LLC), 1) Prince St. bet. Sullivan & Thompson Sts. [partial SW closure-So.]; 2) Sullivan St. bet. Prince & Spring Sts. [SW& curb lane closure-E.]

Whereas, the applicant, representing cosmetics brand Laura Mercier, is seeking to hold a three-day activation, at Soho News International at 186 Prince Street; and

Whereas, the activation will consist of the opportunity for attendees to go through a “color match” process inside the store, as well as a branded “photo op” with a bistro table and chairs outside of the entrance to the store; and

Whereas, the activation will take place from 9 AM to 6 PM from Friday, February 7th through Sunday, February 9th; and

Whereas, the applicant intends to run the queue line along the side of the building down Prince street; and

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

Whereas, as mentioned in prior CB2, Man. resolutions, this location had hosted disruptive “pop ups” in the past, with queue lines and other outdoor activation elements blocking pedestrian right-of-way in prior instances; and

Whereas, the particulars of this event, and in particular the intended queue down Prince Street, led CB2 to question whether the requisite 5-foot pedestrian walkway could be maintained during this activation; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of **New Product Launch – Prince St. (Sponsor: Event Permits LLC)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements and **further provided that** the required 5-foot pedestrian walkway can be maintained.

Vote: Unanimous, 35 Board members in favor.

5. ***2.9-2.23.25 – LuLuLemon Workout Studio 1- 210 Lafayette St. (Sponsor: Salt Productions LLC), 1) Crosby St. bet. Broome & Spring Sts. [curb lane only-E.]; 2) Lafayette St. bet. Broome & Spring Sts. [curb lane only-W.]**
6. ***2.24-3.10.25 – LuLuLemon Workout Studio 2 – 210 Lafayette St. (Sponsor: Salt Productions LLC), 1) Crosby St. bet. Broome & Spring Sts. [curb lane only-E.]; 2) Lafayette St. bet. Broome & Spring Sts. [curb lane only-W.]**
7. ***3.11-3.19.25 – LuLuLemon Workout Studio 3 – 210 Lafayette St. (Sponsor: Salt Productions LLC), 1) Crosby St. bet. Broome & Spring Sts. [curb lane only-E.]; 2) Lafayette St. bet. Broome & Spring Sts. [curb lane only-W.]**

Whereas, the applicant is representing clothing brand Lululemon, which is seeking to hold a “workout studio” pop-up at 210 Lafayette Street from February 24th through March 9th; and

Whereas, in conjunction with this event, the applicant is seeking SAPO permits to allow for production parking, load-in / load-out, and for a short queue line outside of the pop-up; and

Whereas, load-in is expected to take place from February 9th to February 23rd, starting around 8 AM each day and ending by 7 PM each day; and

Whereas, during load-in, a 12-foot dumpster will be placed in the curb lane along the block on Lafayette; and

Whereas; no alterations will be made to the exterior building, and no amplified sound will be played outside the building; and

Whereas, during the period that the pop-up is live, the “workout studio” will host 4 workout classes per day inside the building and can hold up to 60 guests, for which applicants must register in advance; and

Whereas, guests cannot simply show up and wait on line to take a class without pre-registering, which should prevent any significant queue from forming outside the building; and

Whereas, load-out for the event is expected to be completed much more quickly than load-in, from March 10th – March 15th; and

Whereas, while prepackaged popcorn and cookies will be given out to attendees inside, there will be no food passed out on the street, nor any amplified sound; and

Whereas, while this particular pop-up seems somewhat less impactful than other that have been happening at or near this location, this particular block is becoming an extremely popular location for pop-ups, which in aggregate are having a negative impact on the block and surrounding streets; now

Therefore Be It Resolved that CB2, Man. recommends **approval of LuLuLemon Workout Studio 1- 210 Lafayette St. (Sponsor: Salt Productions LLC), LuLuLemon Workout Studio**

2- 210 Lafayette St. (Sponsor: Salt Productions LLC) and LuLuLemon Workout Studio 1-210 Lafayette St. (Sponsor: Salt Productions LLC)s , provided that the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, 35 Board members in favor.

8. *2.13-2.16 25 – Sidewalk Line Queuing Mott Street (Sponsor: IDEKO Productions LLC), Mott St. bet. Bleecker & E. Houston Sts. [partial SW closure-E.)

Whereas, the applicant is representing Prada, which is seeking to hold a 4-day pop-up event at 302 Mott Street from February 13th to February 16th; and

Whereas, in conjunction with this event, the applicant is seeking a partial sidewalk closure for line management and placement of rope / stanchions; and

Whereas, the pop-up is expected to be open each day from 12 PM to 7 PM; and

Whereas, the pop-up has an interior capacity of 25, and the applicant stated that the queue will be kept to 25 people at all times, and cut off if it grows beyond this level; and

Whereas, 4 security guards and 5 staff members will be present during the pop-up hours each day; and

Whereas, there will be no celebrities, influencers or amplified sound; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of **Sidewalk Line Queuing Mott Street (Sponsor: IDEKO Productions LLC), provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, 35 Board members in favor.

9. *2.14.25 – Edikted Valentines Day (Sponsor: Edikted), Broadway bet. Broome & Spring Sts. [curb lane only-E.] Note: in front of Edikted, 518 Broadway

Whereas, the applicant is seeking to hold a 1-day Valentine’s Day pop-up on Friday, February 14th in front of its store at 518 Broadway; and

Whereas, the event is expected to consist of a branded flower truck stationed in the curb lane, giving out flowers from 1 PM– 5 PM to the first 200-300 customers that day; and

Whereas, while there will be some elements with amplified sound inside the store (e.g. DJ), there will be no amplified sound outside; and

Whereas, while some food items may be provided inside the store, the activation will not feature food or drink being handed out outside the store; and

Whereas, 4 brand ambassadors will be present on site to clean up any flowers that fall or are dropped on the ground; now

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

Vote: Unanimous, 35 Board members in favor.

10. *2.16.25 – Maybelline (Sponsor: Maybelline), 13th/14th Gansevoort Pedestrian Plaza [full]

Whereas, the applicant is conducting a “scavenger hunt” type event which will consist of pop-up giveaways of its products at different locations throughout the city; and

Whereas, the applicant plans to hold such a pop-up in the Gansevoort plaza on Sunday, February 16th from 4-8 PM; and

Whereas, load-in will occur that same day from 12-3 PM; and

Whereas, the applicant tends to give away approximately 500 free samples during the 4-hour activation period; and

Whereas, there will be amplified sound during the activation, but played at a low volume; and

Whereas, the applicant stated that there will be a branded LED advertisement truck on-site during the activation; and

Whereas, CB2, Man. understands that mounted LED advertisements on trucks are not legal in New York City; and

Whereas, the applicant stated that they plan on moving the event into the slip lane along 9th Ave between 14th and 15th streets, outside of the confines of CD2; now

Therefore Be It Resolved that CB2, Man. recommends **denial** of **Maybelline (Sponsor: Maybelline)**.

Vote: Passed, 33 Board members in favor, 2 recusals (E. Olson, D. Raftery).

FYI / RENEWAL

11. 1.24-12.7.25 – St. Anthony Flea Market (Sponsor: St. Anthony’s Church), W. Houston St. bet. Macdougall & Thompson Sts. [partial SW closure-No.]
12. 2.8.25 – Don’t Walk By (Sponsor: Amber Arteaga), W. 14th St. bet. 6th & 7th Aves. [SW & curb lane closure-So.]
13. 3.14-12.28.25 – Old Cathedral Outdoor Market (Sponsor: St. Patrick’s Old Cathedral Basilica), Prince St. bet. Mott & Mulberry Sts. [partial SW closure-No.]
14. 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]
15. 3.29.25 – Astor Place Spring Fair (Sponsor: Stonewall Democratic Club), Astor Pl. bet. Broadway & Lafayette Sts. [full street closure]
16. 4.5.25 – CB#2 Spring Fair (Sponsor: CB2, Man.), Broadway bet. E. 8th * E. 14th Sts. [full street closure]
17. 4.13.25 – Astor Place Fair (Sponsor: 6th Precinct Community Council), Astor Pl. bet. Broadway & Lafayette Sts. [full street closure]
18. 4.19-12.13.25 – Pompeii Flea Market (Sponsor: Our Lady of Pompeii Church), Bleecker St. bet. Carmine & Leroy Sts. [partial SW closure-So.]
19. 4.26.25 – Washington Square Arch Fair (Sponsor: 6th Police Precinct Explorers), Washington Sq. No. bet. 5th Ave. & University Pl. [full street closure]

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

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

Vote: Unanimous, 35 Board members in favor.

TRAFFIC AND TRANSPORTATION

Resolution in response to and with recommendations for the Microhubs Pilot Program

Whereas Community Board No. 2, Manhattan (CB2) thanks the NYC Dept. of Transportation (DOT) for presenting an overview of its new Microhubs Pilot Program to address the negative impacts of the exorbitant and ever-increasing residential deliveries by large trucks that are overtaking our streets and sidewalks, resulting in double parking, congestion, traffic delays, poor air quality, intrusive noise, threats to safety, and obstructed sidewalks; and

Whereas the Microhubs Pilot Program will be conducted in two phases over three years. The first phase will encompass creating and testing 20 pilot Microhub sites throughout NYC, both on-street (curbside) and off-street (under elevated structures) where goods can be transferred from large delivery trucks to smaller, sustainable, less intrusive delivery modes, e.g. cargo bikes, handcarts and small electric vans, for final local delivery. The second phase will encompass looking to expand to 36 locations, strategies for regulatory changes, enhanced enforcement and support technologies; expanding geographic and partner reach; consideration of additional amenities and program opportunities; and development of a permanent program; and

Whereas key criteria for qualifying Microhub pilot sites include: Dense mixed land use (commercial/manufacturing uses near residential areas); Close proximity to truck routes, public transit and bike lane networks; Space for truck parking, transloading, and receiving modes (e-vans, bikes, handcarts); Secure, clear right-of-way for the general public; good lighting and infrastructure; a safe space for workers unencumbered by traffic and risk of crime; and areas that may be underutilized, all near high demand delivery areas; and

Whereas DOT indicated that they are open to ideas for locations to site pilot Microhubs in CB2; and

Whereas CB2 expressed interest in siting pilot Microhubs in locations within the District, and the CB2 Traffic and Transportation Committee has put together a list of potential suitable CB2 pilot Microhub locations based on the input of Committee and other CB2 members and the public attending the meeting. CB2 also has reached out to the CB2 community for input on suitable locations; and

Whereas based on the response to a Request for Expressions of Interest issued by DOT, eight participants (includes a range of small and large delivery companies) will be operating pilot Microhubs and paying for permits to do so. Each of these sites will be run by one separate, specific company, and each will be able to accommodate four trucks a day;

Therefore be it resolved that CB2 recommends and encourages DOT to consider the following locations in CB2 for siting Microhub pilots:

- 6th Ave. (Ave. of the Americas) in the area between W. 3rd and W. 8th Sts. – a traffic lane has just been removed to accommodate the newly designed and connecting protected bike lane. The area is mixed use, primarily non-residential and in close proximity to a truck route and with a bike lane, well lit, and convenient to the smaller streets that large trucks shouldn't enter.
- Canal St. as it approaches West St. – by Canal Park (hardly ever used except by the homeless) and across from the Salt (Spring & West Sts.) and DSNY buildings (both City-owned), a highly underutilized area, empty much of the time, with truck route and bike lane access and very little traffic.
- Southwest corner of 10th Ave. and W. 14th St. – this area is taken up by trucks, parking there for free and not used by anyone else. There's a large amount of free space, which is why the trucks hang out there that could be put to better use for a Microhub.
- W. 3rd St. btw. Mercer St. and LaGuardia Pl. This extra wide street (50 ft. wide) was redesigned with the southern curb lane marked off for pedestrian space, but cars park there instead and no enforcement is done to clear them. That considerable space could better be used for a Microhub. As it is, there's plentiful truck loading/unloading activity there. It is close to a truck route and has a bicycle lane.
- Hudson Square former printing district - Huge, unused loading docks remain there, many of them in properties of the Hines real estate company. Some could be possible candidates for off-street Microhubs. Consultation with Hines is merited to explore possibilities.

Be it further resolved that CB2 considers accommodating only four trucks a day as underutilization and requests that DOT look into using these spaces in a more efficient manner, e.g., with smaller trucks, establishing tight schedules, and using a reservation system; and

Be it further resolved that CB2 sees the utilization of a Microhub by only one company as a limitation on providing relief to residential areas which still would be impacted by trucks from other companies without Microhubs and urges DOT to explore approaches that would be more inclusive; and

Be it finally resolved that CB2 recommends that DOT include and post No Idling rules in Microhubs during the pilot and in the permanent program.

Vote: Unanimous, 35 Board members in favor.

STANDING COMMITTEE REPORTS WITHOUT RESOLUTIONS

HUMAN SERVICES

Report on Project Renewal

Background

Project Renewal first presented this plan to CB2 in 2020. CB2 took the unrequired step of writing a resolution in support of the plan because of a surprising outpouring of support in our district, which (at the time) had zero homeless shelters. **A copy of that resolution is [here](#).**

Before a second meeting was held with Project Renewal, a lawsuit was filed against the property owner of 27 West 11th Street. DHS and PR were barred from further conversation about the project while litigation was ongoing.

Status of the project

Rosenbaum was unable to provide details on the lawsuit, as it was filed against the property owner, other than to say that it was resolved.

PR has executed a lease with the landlord of 27 West 11th Street, which will commence upon the opening of the shelter. DSS/DSH has registered a contract with PR for operation of the shelter, which includes an operating budget for PR and rent for the landlord. The landlord will receive rent directly from PR. The landlord is responsible for renovating the building and has secured permits from the NYC Department of Buildings and the Fire Department of NY. NYC's contract with PR is for four years, with one four-year renewal option, before the whole contract is up for renewal. The city has the right to terminate PR's contract at any time if PR is not performing. The city is required to notify the Community Board about impending shelter development plans but does not require a resolution from the community in order to proceed.

PR expects to begin operations in Spring of 2026. It promises to return to the Community Board during the development phase and thereafter.

About Project Renewal

Project Renewal (www.projectrenewal.org) was founded in 1967, with a first project on the Bowery to help individuals suffering alcohol abuse to recover without jail or hospitalization. PR was the first non-profit to be contracted by the city to run a homeless shelter. Its services have expanded broadly:

- PR currently operates seven shelters throughout the city, including the city's only shelter for LGBTQ young adults, in the Bronx. PR shelters comprise of a total of about 900 beds, and last year, PR placed 347 people from shelter into permanent housing (and none of them have returned to shelter.)
- PR is also a developer and operator of permanent and transitional supportive housing and has built seven buildings over the last 30+ years. PR's transitional housing, which is licensed by the NY State Office of Mental Health, is intended for two- to three-year stays for people with high needs. PR then works to transition them into permanent supported housing, where tenants have their own leases.
- PR does not currently operate any shelter designated as workforce development, although workforce programs are provided and are available to all clients.
- PR is a federally qualified health center (FQHC) and operates clinics that provide primary care, psychiatry, substance use treatment, and other services, including the city's only dental clinic for homeless individuals.
- PR is a workforce development agency that works with individuals with a history of homelessness, mental illness, or substance use so that they can become gainfully employed.
- Next Step employs shelter residents to work in shelters; 15% of PR's frontline workforce are graduates of the workforce program.
- PR's culinary arts training program has trained 107 cohorts since 1995 to work in the food service industry. Its catering company, City Beet Kitchens, provides food for private events, as well as institutional.
- A new program with NYC H+H, called Care Corps, will train people as psychiatric technicians to address high vacancies in this area of expertise.
- A 16-bed facility in East Harlem is the city's only "support and connection" center, providing intensive five- to ten-day stays that lead to placement in shelter or housing for individuals who have suffered chronic homelessness.

Project Renewal as a neighbor

Susan Stetzer, District Manager of Community Board 3, has worked with PR for about 20 years. The PR shelters are the most "impactful" in CB3, serving 270 single men. She described PR as having a "close and collaborative" relationship with CB3. She offered examples of cases where problems arose, how they were resolved, and said that PR was responsive, provided direct contact information, increased security, and hired community engagement officers.

Programming of 27 West 11th St

- 24-hour staffing at the front desk.
- 90 beds for single adult women (no children or spouses, no women carrying a pregnancy to term.) Children are not permitted in adult shelters; visits with children will take place elsewhere.

- Clients are allowed to have visits with service providers on-site, but social visits are not permitted, except in rare circumstances.
- The building will have 49 sleeping rooms. 42 rooms can accommodate two women each, four rooms can accommodate one woman, and three rooms can accommodate three women each.
- Clients are expected to be inside the facility between 11 p.m. and 6 a.m. Exceptions are made for work schedules or other outstanding circumstances.
- Sleeping areas are generally closed between 8 a.m. and 4 p.m. Here, too, exceptions are made when appropriate. This rule is lifted on weekends and holidays.
- Staff of 33, not including contracted security guards. Three guards per shift, one of whom is the supervisor of the facility, plus three residential aides, for a total of six staff evenings and overnight. In addition to monitoring the interior of the facility, they will conduct perimeter checks.
- Maintenance team on-site ensures cleanliness.
- The building is furnished with an elevator.
- Smoking is not allowed in the building. Alcohol and drugs are prohibited.
- Clients entering the building will undergo a security check, similar to that of the TSA at an airport.
- Security cameras inside and outside the building.
- PR Security Director, Charles Mulham, will visit the site weekly and maintain relationships with NYPD.
- The account manager from the contracted security company will also visit the site. The field supervisor will provide random site visits.
- All guards are trained in CPR, first aid, and de-escalation training.
- Shelter provides three meals daily, snacks, and an on-site laundry facility.
- The operation team handles initial intakes, provides hygiene kits, and linen exchange.
- Each client is assigned a case manager for assessments, documentation, benefits, and medical evaluations. Clients meet with case managers twice weekly on an “independent living plan” that is to be developed within the first two weeks of residency.
- Clients also work with housing coordinators, employment specialists, job developers, and occupational therapists. More intense workforce development is available off-site.
- Primary care is available at the 8 East 3rd Street PR clinic.
- The facility is furnished with a warming kitchen. A van (not a truck) will make deliveries once daily.
- Common spaces will consist of a cafeteria, program space, offices for staff, laundry areas, and a small rear patio that may be open at specific times of the day, but not at night.
- Windows will only open four inches attached.
- The shelter operates a Good Neighbor Policy. (See Appendix)
- The roof will not be used.
- The building is not ADA accessible. Individuals with disabilities will not be placed here.
- The building will not be equipped with an e-bike charger and e-bike batteries will not be stored in the building. (See Appendix)

How does someone get placed in this shelter?

DHS intake includes an assessment of up to 28 days to determine client needs: substance use, mental health, physical disability, etc.

27 W 11th Street is considered an “employment” shelter, suitable for single adult women who do not require additional services. While the shelter will have workforce development on-site, it will not require a psychiatrist or social worker.

If for whatever reason a client exhibited symptoms of mental illness, for example, she would be referred to PR’s own services in the area. If the need warranted it, PR would work with DHS to have the client transferred to another facility contracted to provide psychiatric services.

Similarly, if a client is found to be using drugs, she might be transferred to a different facility. PR will not select its residents; placement will be the result of DHS assignments.

How long do they reside in shelter?

The average length of stay of a single adult in shelter is over a year. This is understood to be largely the result of a tight housing market, with a 1.1% vacancy rate, and .39 % for affordable housing lower than \$1,100 per month. DHS reports that there are women in its system working one or even two full-time jobs.

Transition to permanent housing often involves receiving a housing voucher. There is no longer a waiting period to receive a voucher; clients are eligible as soon as they arrive at shelter.

Continued community engagement

The shelter will be staffed 24 hours a day, seven days a week. The shelter will also publish a phone number for the public.

DSS explained that all shelters are required to establish a Community Advisory Board once they open, to ensure collaboration between the shelter operator and the surrounding community.

These are comprised of 15 to 20 neighbors and include elected officials and representatives of the Community Board.

Public Session

Fire egress: Concerns were repeated by many people about the safety of the building and the sufficiency of the fire egress, which was described by a neighbor as requiring residents in the rear of the building to descend to the cellar and exit through a fireproof tunnel to reach safety. An architect who spoke said, “I can assure you that there were many shortcuts taken to come up with a plan to make this building work.” Fire safety requires, for example, that two fire escapes be set 20 feet apart, but in this case, they meet inside the building. This speaker said, “It was all done because it was politically expedient, and it was a grandfather that allowed the laws to happen.”

One speaker asked, “Shouldn’t it be incumbent on the city to insist that this landlord take the building to code?”

Another noted, “If you made wider stairwells and stuff, maybe you’d fit fewer people in it, and it would cost an awful lot of money...This building could be...a very safe place if more money was spent on it.”

Eric Rosenbaum of PR responded hesitantly, as he is neither an architect nor a contractor, but said he believes the building has undergone extensive review. An FDNY representative on-site at 27 W 11th St. told Rosenbaum that the particular form of having two means of egress was the norm for this kind of building, and that no exception had been made for 27 W 11th Street. The fireproof corridor is on the side of the building, not in the cellar.

Regulations: Rosenbaum reported that several agencies oversee the operation of a homeless shelter: the Department of Buildings, FDNY, and the NY State Office of Temporary Disability Assistance (OTDA). Building plans must be approved, and the building must be inspected and certified before it is permitted to open. DHS officials monitor the site regularly during operations.

Density: Many commented that 90 residents is a sizeable number of people. Rosenbaum responded that density in a shelter is determined by regulations dictating, for example, a minimum of three feet between beds, and three feet between lockers. He was not able to report on the maximum density permitted in this building or in past use.

What happened to the men who were tenants in the building? Rosenbaum responded that that relationship is between the tenants and the landlord, but it is his understanding that there are three tenants remaining, and that there are special protections in place for them. If and when they leave the building, their rooms will be turned over to PR. He subsequently clarified that when PR occupies the building, PR will manage the SRO tenants.

Expense: One resident commented, a “back of the envelope” calculation suggests that monthly rent on the building amounts to \$1,500 per person. Could a different area provide better value, especially given the high cost of goods and services in CD2?

Problems in the surrounding neighborhood: One speaker spoke of the “humanitarian crisis” in the neighborhood, “The drugs, the violence, the crime...How do you plan to keep these women safe?”

Many speakers spoke of concerns about quality of life: “No one wants to have 11th Street looking like the outside of the Roosevelt Hotel.” (DHS representative Bekka noted that activity outside a hotel contracted for migrants was largely due to the residents’ lack of work permits.)

One speaker expressed concern that fentanyl and heroin were easily accessible on the streets adjacent to the shelter.

Is it possible to learn the demographics and statistics of those who will be placed here, such as any issues with law enforcement or substance use? DSS responded, “Perhaps criminal records, but psychiatric problems, substance use, we would not share that information.”

Why is this not a Safe Haven for the street homeless? Rosenbaum and DHS explained this building does not lend itself to the configuration needed for a Safe Haven, where residents are housed in individual rooms. There is a continued need for Safe Havens to house the chronically homeless, but at the same time, there is also the continued need for shelters for working women.

What is the possibility that DHS could one day alter the program of the building? The contract is a “standard human services” contract, where language does not distinguish this program from any other. In Rosenbaum’s experience, the city has never changed a shelter’s program, but DSS pointed out, “It happens. But not often, because [providers] have nine-year-old leases and started with the population, so we’re not eager to change the population. But it can happen. But I don’t anticipate that in this situation.” The community would be notified in advance if that were the case, and the provider – PR – would have a say in whether to operate it.

Support: In addition to expressions of concern, the meeting included expressions of support. “Providing more services to people would make everybody safer.” One resident of the block said, “I myself look forward to working with [PR] to make this the best possible experience for these women in need of help.”

APPENDIX

- 1) DHS policy regarding lithium-ion batteries.
- 2) Project Renewal Good Neighbor policy



DHS DM #2023-001

DHS DIRECTORS MEMORANDUM

DATE: April 5, 2023
TO: DHS Providers
FROM: DHS Office of the Administrator
SUBJECT: Gas and Lithium-Ion Battery Powered Mobility Devices (Bikes, Scooters, etc.)

Fires caused by lithium-ion batteries have increased significantly in New York City (from 44 in 2020 to 220 in 2022). These rechargeable batteries have caused death, serious injury, and extensive property damage. The fires they start are extremely dangerous water may not prevent them from burning and spreading, and fire extinguishers do not work.

DHS does not allow mobility devices (e.g., bikes, scooters, skateboards, unicycles, etc.) powered by gas or lithium-ion batteries inside any facilities within the DHS shelter network, with the exception of disability related mobility equipment (e.g., motorized wheelchairs) which would constitute a reasonable accommodation. Clients may have e-bikes or e-scooters or similar devices but must store them and charge them outside of the facilities in an outdoor setting. If a client attempts to bring into a facility within the DHS network a mobility device powered by gas or lithium-ion batteries or just the batteries used for powering such a device, it must be removed from the facility by the client or confiscated by staff. Note that it is illegal to dispose of gas or lithium-ion batteries in the trash or recycling bin. For information about safe disposal, see [DSNY - Batteries \(nyc.gov\)](#), call 311 and ask for the FDNY Customer Service Center, or email FDNY.BusinessSupport@fdny.nyc.gov.

Thank you for your attention to this important matter and for all you do to serve our clients.

Client Acknowledgment of Good Neighbor Policy

Name of Shelter is committed to building and maintaining good relationships with all its neighbors – local businesses, religious institutions and residents.

Name of Shelter expects all its residents to conduct themselves as “good neighbors” both at the shelter and in the community. The shelter takes very seriously the responsibility to its neighbors and expects all residents to extend the same respect to them.

To support the goal of being “good neighbors” the following conduct will not be tolerated: excessive or unreasonable noise; disorderly conduct; harassment of neighbors; defacing or damaging property; panhandling; public urination/defecation; trespassing; congregating on the steps of neighbor’s property; sitting on parked cars; the use, sale or distribution of drugs; the distribution of alcohol; public drinking; prostitution; and any violence or threats of violence; Failure to follow the Good Neighbor Policy may lead to loss of privileges, transfer from the shelter, or criminal prosecution

CLIENT:

I have read and have had this form explained to me. I understand that my non-compliance may result on transfer or suspension from the shelter, even if I refuse to sign this form.

Print Name Signature Date

STAFF:

I have explained this form to the client. () Client Refused to Sign

Print Name Signature Date

LANDMARKS

A presentation concerning the Tony Dapolito Center (the Center) was made by the Manhattan Parks Department (DPR) Commissioner Tricia Shimamura, and members of the Parks Department staff to the Parks and the Landmarks Committees of CB2 Manhattan on Feb. 5, 2025, at a special public meeting of the Committees.

The Landmarks Committee of CB2 Manhattan held a public forum on the future of the Center on September 30, 2024, at which the Parks Commissioner was invited to make a presentation. In response to the invitation the commissioner requested to delay the presentation until after the first of this year in order that further studies of the Center could be carried out and that report was presented on Feb. 5th.

There was a review of the history of the building including its multi-phase construction and its use up until the time five years ago that it was closed owing to maintenance for serious structural problems. Subsequently it was found that the problems were too serious for immediate repair and stabilization measures were undertaken and the building has remained closed for five years. The

original design and methods of construction together with inadequate maintenance through many years were identified as the cause of the serious degradation. It was clearly stated that, in the view of the department, the condition had not significantly worsened during the time that it has been closed.

The condition of the building, both exterior and interior, was reviewed in some detail. The extent of the restoration required to make the building structurally sound as well as usable for programming was said to be extensive. The most notable areas are the sidewalk vaulting, dome support at the north end of the large gymnasium, the interior of the indoor pool, and the masonry separation of exterior walls, erosion of steel beams and brackets, and loosening of bricks and stone around the top of the building.

There are layout constraints owing to the basic design of the building's having been constructed in three structurally separate phases. In particular, it is not possible to increase the width of the open areas such as the gyms and pool by combining rooms from the different sections of the building. This, in turn, defines the programming that is possible in the spaces.

The building was constructed at a time of much less stringent building and safety codes. Significant intervention will need to be carried out in a restoration including egress, elevator, ADA accessibility, and general convenience. There was no detail given about how this might be achieved or what modification of usual standards may be permitted in a historic building of this age.

The financial matters were described only in general terms and it was unclear whether there has been a detailed analysis of the cost of restoration with adaptation to current code and modifications to accommodate programming requirements or of the cost of demolition and replacement.

From the presentation it appeared that no thought had yet been given to a concept of what might be built in its stead or of what programming might be carried out in a new building.

There was a commitment that the outdoor pool will be restored or rebuilt and space for locker rooms and equipment and other support areas will be provided.

The Keith Haring Mural will be conserved with necessary reconstruction of its supporting structure.

The entire presentation indicated a strong bias for demolition of the building. It appeared from the presentation that no thought had been given to programming suitable to the constraints of the spaces with adaptive reuse and that the purpose of the presentation was to illustrate that demolition was the only viable path. Throughout the presentation, problems with the building were shown with scant consideration of how they might be remedied with the idea of preservation and programming.

(The Chair of the Landmarks Committee said that he could recall no instance, apart from emergency demolition ordered by the Department of Buildings, that a proposal was made for the demolition of a building without an accompanying detailed plan for the building that would replace it.)

There was firm assurance that the property would continue to be devoted to "park purposes".

From the testimony at this meeting and the September forum and written submissions to the Community Board from both meetings, it is clear that what the community is asking for, is a restoration of the building, the outdoor swimming pool, and the Keith Haring Mural as a campus as well as the preservation of interior spaces which would necessarily need to be modified to some extent to conform to current building codes, which have been much updated since the center was built, with variances for historic building and certain adaptations for programming requirements.

The view of the public from its testimony at the meeting was heartfelt and well-reasoned. They repeatedly encouraged creative thinking in designing programming that would be suitable to the preserved and adapted space.

Testimony was given by: Village Preservation (Andrew Berman and Dena Tasse-Winter), St. Lukes Place Block Association (Mary Ann Arisman, Chair), Village Independent Democrats Club (Omar), and Greenwich House Girls (Hannah Boykoff) and 18 members of the public, most of whom live in the neighborhood, and many who grew up here using the Dapolito Center. Considerable written testimony was submitted before and following the meeting favoring restoration of the Center. One message favored replacement.

The testimony was mainly by people who had not spoken at the September forum and almost exactly the same points were taken, showing a love of the center by the community with many who had used the center growing up.

A resolution proposed by the Parks Committee and approved by the Board at its July, 2024 Meeting concerning 388 Hudson Street called for locating new public recreation facilities on multiple floors regardless of what might occur in terms of renovation, repairs and re-opening of the Center. Demolition of the Center was not contemplated or mentioned in the resolution.

There was a review of the history of the building including its multi-phase construction and its use up until the time five years ago that it was closed owing to maintenance for serious structural problems. Subsequently it was found that the problems were too serious for immediate repair and stabilization measures were undertaken and the building has remained closed for five years. Original design and methods of construction together with inadequate maintenance through many years were identified as the cause of the serious degradation. It was clearly stated that, in the view of the department, the condition had not significantly worsened during the time that it has been closed.

The following priorities are from the extensive public testimony, both at this meeting and at the September forum, and subsequent discussions of the Landmarks Committee. They are also in accord with reports and resolutions from Committees and the Board.

1. The preservation of the Dapolito Center visible from any public thoroughfare in accord with Landmarks law. (This is the entire building because it is completely open on all sides and visible, apart from a small section at the north that abuts the library building.)
2. The restoration of the interior of the building considering current Building Code with variances, suitable programming, and expanding the community's year-round access to

indoor health, recreational, and educational opportunities.

3. Consideration of the Building Code provisions for historic buildings that allow alternate solutions for code compliance, including ADA accommodations, that will preserve important interior finishes while upgrading safety compliance
4. Throughout the process of restoration and adaptive reuse that there be guidance from experienced historic preservation architects.
5. Design programming for uses at the Dapolito Center as complementary to the new facilities at 388 Hudson St., in order to provide the community with sports, arts, and educational programming comparable in scope to that of the Chelsea recreation center and others the city.
6. Provide for conservation and continuing maintenance of the Keith Haring mural and an outdoor pool;
7. Ensure the preservation of the historic interiors including but not limited to the main marble staircase, Guastavino tile ceilings and dome, gymnasiums, and pool.

LAND USE

Meatpacking BID Western Gateway Vision

Jeffrey LeFrancois from the Meatpacking District Management Association joined the meeting. He gave a presentation on the Business Improvement District's (BID's) plans for the public realm in a number of areas, known as the Western Gateway Vision Plan.

The BID has six defined areas of focus for improvement of the public realm, and each of those areas has a vision that is divided into two phases: an Interim and Capital phase. The specific area of focus that overlaps with the proposed Gansevoort Square development is the "10th Ave/Meatpacking Cooperative" area. This vision was developed before the news that the Meatpacking Cooperative would be terminating their lease early and that there would be a large residential development on the site. Of particular interest, with the expected move of the Meatpackers and the future Rezoning of the area, the overall change of use will lead to a de-industrialization from the current industrial nature of the specific block and surrounding area.

The presentation is available for download [here](#):

https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/2025/02/Western-Gateway_CB2LU_0211-Meatpacking-District-Presentation-Sam-Schwartz.pdf

Gansevoort Square Business Session

The committee discussed the recent release of the Gansevoort Square Request for Proposals (RFP) by the NYC Economic Development Corporation.

Despite requests from this committee and the local councilmember, Erik Bottcher, to delay release of the RFP in order to properly allow for community feedback, the EDC released its RFP on January 29, 2025.

After much debate, the committee decided to document a set of talking points related to the proposed Gansevoort Square development and leave open the possibility of a committee resolution before the April deadline for RFP responses.

The RFP can be downloaded from [here](#).

PARKS AND WATERFRONT

Presentation by and Discussion with the Parks Department concerning the Tony Dapolito Recreation Center, 1 Clarkson Street, New York, NY 10014

Manhattan Community Board 2 held a joint meeting of the Parks & Waterfront and Landmarks committees to receive and discuss a presentation by the NYC Department of Parks & Recreation (DPR) regarding the status and potential future of the Tony Dapolito Recreation Center at One Clarkson Street, which has been closed since 2021.

DPR Manhattan Borough Commissioner Tricia Shimamura, along with a representative of the Mayor's Office and a team of experts from the DPR and other City agencies, provided an update on the building's condition and the ongoing efforts to determine its future. As promised at a joint meeting of our committee and the CB2 Land Use & Housing committee held last July, they returned to present the findings of a study conducted by the Department of Design and Construction (DDC) – and cited involvement in the review by the City Planning Commission and the Department of Housing Preservation and Development – and to share further analysis, and gather community input, emphasizing their commitment to transparency.

At the previous meeting, the DPR had stated that the facility, including the indoor pool and the outdoor pool that abuts and is connected to the building, was structurally compromised and could not be reopened. They explained that they were evaluating potential future scenarios for the site, including demolition and the possibility of expanding recreation space beyond the current footprint into other areas of the block.

Crucially, at this meeting on February 5th, the Parks Department and representatives from other City agencies assured attendees that the site would remain dedicated to park and recreation uses, with no plans for alternative uses, including affordable housing. Also, DPR affirmed its commitment to a new outdoor pool and the preservation of the Keith Haring mural, an irreplaceable and valuable artifact on a wall at the western end of the pool area. A representative

of the Keith Haring Foundation attested that DPR was working in concert with the Foundation to ensure the mural's preservation.

Through a slideshow presentation with images and expert analysis, the team detailed the building's severe structural deterioration, which has led to unsafe conditions requiring its closure. They explained that salvaging sections of the 100+ year-old structure would be extremely difficult, if not impossible, due to the extent of current damage and the way construction and repairs were carried out over the years. While they stated that they generally do not advocate for demolition, they emphasized that renovations and required safety and accessibility upgrades would require dramatic change to the structure (e.g., removal of the center staircase, expansion of the elevator), be prohibitively expensive and would result in a facility too limited in scale and quality to justify preservation or allow for creation of a modern, up to code, feature-rich recreation center. However, they acknowledged the potential and willingness to retain certain historic elements, such as some of the façade(s) and, potentially, some of the Guastavino tiles.

DPR proposed "next steps" that included a "public reimagining" of the block that is J. J. Walker Park's eastern half to include a new outdoor pool and the reconstituted Haring mural as well as a larger footprint for a new building that would allow for a "modern rec center" with normal size basketball court and an ADA-accessible indoor pool and other programming requests. Again, they pledged to try to retain elements of the current center's "historic" features.

The Parks Department reaffirmed its commitment to working closely with the community in designing such a replacement center and expanded aquatic features. They expressed interest in hearing community preferences for a new facility and maintaining open lines of communication. Commissioner Shimamura also noted that funding for the project has not yet been allocated, as a final plan has not been developed or presented for approval.

Following the presentation, committee members, local organization representatives, and community attendees voiced their concerns. Many highlighted the loss of community programs and services, particularly for youth and seniors who had relied on the center. They stressed the need to re-open or restore this valuable neighborhood resource. Additionally, discussions arose regarding the building's landmark status (which pertains to the exterior), with many attendees advocating for its preservation rather than demolition.

Some comments noted that the RFP for the new building at 388 Hudson will include requirements for recreation features to be built on the ground floor and two floors down including an indoor pool and other features of a modern gym. Though proposals have not yet been received, it is hoped such rec features will be included in the new building, and some attendees opined that since those features might be opened across the street from a rebuilt Dapolito Center, they should not be needed at a new One Clarkson Street. Others noted that expanding, changing gym uses and an increase in the number of people living and working in the area justify increased capacity and flexibility than has been provided in the three buildings that were connected in the 1920s.

Note: no resolution was generated from this joint committee meeting.

The Landmarks committee will produce minutes from this meeting that will argue for complete restoration of the existing three buildings, even though DPR explained that the building's structural grid is too "tight" for substantial repairs and that "to provide a modern rec center in this building would be extremely challenging and extremely inefficient, and we don't think we could get all the programming in there, or enlarge some of the undersized programming that (was) there".

Our committee's charter is to push for great recreational facilities: indoor and outdoor, passive and active. We expressed interest in continued conversations with DPR on the "public reimagining" process they proposed.

NEW BUSINESS

Board members A. Fernandez and E. Siegel introduced a resolution for the consideration of the Board in New Business. The Board participated in robust discussion of the resolution before completing a vote.

Resolution Calling For the Immediate Resignation or Removal of Mayor Adams

WHEREAS

1. On September 26, 2024, Federal investigators unsealed an indictment alleging that Mayor Adams engaged in corrupt activities, including the solicitation of illicit campaign contributions and the misuse of his office for personal gain (*quid pro quo*). He became the first sitting mayor of modern New York City to face criminal charges; and
2. Mayor Adams met with Tom Homan, President-elect Trump's designated "border czar," on December 12, 2024. Adams stated that his lawyers were studying how to get around the city's sanctuary provisions and were determining whether the city had the authority to communicate directly with U.S. Immigration and Customs Enforcement (ICE) to "operationalize" shared goals; and
3. Reports emerged that around the time of Adams's attendance at Trump's inauguration on January 20, 2025, Trump's Department of Justice (DOJ) was considering dismissing federal corruption charges against Adams; and
4. On February 10, 2025, Emil Bove, acting Deputy Attorney General, directed the U.S. Attorney's Office (USAO) for the SDNY to seek a dismissal of the charges against Adams, "without assessing the strength of the evidence or the legal theories on which the case is based." Three days later, Mayor Adams agreed to reinstate a U.S. Immigration and Customs Enforcement (ICE) office at Rikers Island; and
5. On February 13, 2025, acting U.S. Attorney for the Southern District of New York, Danielle R. Sassoon, resigned rather than enact the Justice Department's order to drop the

case. Sassoon accused Adams's lawyers of negotiating a dismissal in exchange for the mayor's cooperation with President Trump's immigration crackdown. In her own words:

- a. *"I attended a meeting on January 31, 2025, with Mr. Bove, Adams's counsel, and members of my office. Adams's attorneys repeatedly urged what amounted to a quid pro quo, indicating that Adams would be in a position to assist with the Department's enforcement priorities only if the indictment were dismissed."*
6. One day later on February 14, 2025, Hagan Scotten, the lead prosecutor on the federal corruption case against Mayor Eric Adams, resigned after Justice Department officials ordered the dismissal of charges he had helped bring. In his own words:
 - a. *"No system of ordered liberty can allow the Government to use the carrot of dismissing charges, or the stick of threatening to bring them again, to induce an elected official to support its policy objectives."*
7. In total, at least seven senior officials from the DOJ resigned in protest over the directive to dismiss corruption charges against Mayor Adams. The officials include the two aforementioned from the SDNY, as well as the following from the DOJ: Kevin Driscoll, Acting head of the DOJ's Criminal Division; John Keller, Acting head of the DOJ's Public Integrity Section; and three career public integrity prosecutors—Rob Heberle, Jenn Clarke and Marco Palmieri.
8. Multiple media reports, letters, memos, and other documentation indicate that Mayor Adams's cooperation with President Trump's administration on immigration enforcement and other federal policy priorities was a significant factor in the decision to dismiss the prosecution, raising the very high likelihood of an improper *quid pro quo*; and
9. On February 14, 2025, Mayor Adams and Border Czar Tom Homan appeared together on "Fox & Friends," where Adams confirmed that "Quid Pro Quo...is a crime" and that his attorney, Alex Spiro, attended the January 31, 2025 meeting with Emil Bove and members of Sassoon's SDNY office; and
10. On February 17, 2025, four of New York City's eight deputy mayors—First Deputy Mayor Torres-Springer, along with Deputy Mayors Meera Joshi, Anne Williams-Isom, and Chauncey Parker—announced their intentions to resign, citing concerns with the circumstances outlined above. The resigning deputy mayors oversee departments of critical importance to this community board, including land use, public safety, health care, transportation, landmarks, parks, and cultural affairs; and
11. On February 19, 2025, Judge Dale E. Ho presided over a federal court hearing to assess whether improper political interference played a role in the DOJ's decision to dismiss the corruption case against Mayor Adams. Judge Ho expressed concerns about the unprecedented nature of the case and whether the dismissal aligned with the principles of equal justice under the law; and

12. The Department of Justice can reinstate the dropped charges at any time, which jeopardizes Mayor Adams's independence and allegiance to the people of New York City and our city's capacity for fully self-determined governance; and
13. The New York State Constitution and New York City Charter jointly provide that the Governor of New York has the authority, upon due process and presentation of formal charges, to remove the Mayor for cause if it is found that the Mayor can no longer effectively or ethically serve; and
14. the New York City Charter also establishes a five-member Committee on Mayoral Inability empowered to determine whether a Mayor is unable to discharge the powers and duties of the office, thereby creating an internal mechanism for declaring a mayor "unable to serve" and effecting removal when necessary; and
15. these mechanisms exist to protect our community and all the people of New York City from compromised governance, preserve the integrity of municipal decision-making, and uphold public trust in our highest elected official;

THEREFORE, BE IT RESOLVED THAT COMMUNITY BOARD 2, MANHATTAN

1. Finds that Mayor Adams, by virtue of his reported deal with the Trump Administration and the ongoing threat of renewed prosecution, is severely compromised in his ability to provide the independent leadership our community and New York City needs, thus making it clear that he is not qualified to continue serving; and
2. Determines that the resignations of four deputy mayors signal that Mayor Adams's continued tenure will further weaken city government's ability to effectively serve CB2 and New York City residents; and

If Judge Hon. Dale E. Ho approves the dismissal of charges against Mayor Eric Adams, then

3. Calls upon our elected officials to demand the resignation of Mayor Adams in order to preserve the integrity of New York City governance and remove any suggestion that city policy could be dictated by federal prosecutorial threats; and
4. Should Mayor Adams refuse to resign, calls upon our elected officials to demand Governor Hochul initiate proceedings as outlined in state law and the City Charter for his removal, or the Committee on Mayoral Inability convene and exercise its authority, thereby restoring full, uncompromised self-governance to the residents of New York City.

cc:

Hon. Kathy Hochul, Governor of New York
 Hon. Adrienne Adams, Speaker of New York City Council
 Hon. Brad Lander, Comptroller of the City of New York
 Hon. Donovan Richards, Queens Borough President
 Hon. Muriel Goode-Trufant, Corporation Counsel

Hon. Dan Goldman, Congressman
Hon. Mark Levine, Manhattan Borough President
Hon. Brian Kavanagh, NY State Senator
Hon. Brad Hoylman-Sigal, NY State Senator
Hon. Deborah J. Glick, NY State Assembly Member
Hon. Grace Lee, NY State Assembly Member
Hon. Erik Bottcher, NYC Council Member
Hon. Christopher Marte, NYC Council Member
Hon. Carlina Rivera, NYC Council Member

Vote: Did not pass, 17 Board Members in favor, 3 Board Members not in favor (S. Aaron, W. Benesh, J. Liff), 15 abstentions (C. Booth, K. Bordonaro, R. Caccappolo, V. De La Rosa, M. Fitzgerald, D. Gruber, P. Laraia, D. Raftery, L. Rakoff, S. Secunda, Dr. S. Smith, S. Wittenberg, A. Wong, E. Yoo)

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