

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



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

## COMMUNITY BOARD NO. 2, MANHATTAN

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### FULL BOARD MINUTES

**DATE:** March 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, Katy Bordonaro, Anita Brandt, Amy Brenna, Richard Caccappolo, Ritu Chattree, Valerie De La Rosa, Chris Dignes, Arturo Fernandez, Mar Fitzgerald, Cormac Flynn, Susan Gammie, Zachary Kazzaz, Susan Kent, Ryder Kessler, Jeannine Kiely, Patricia Laraia, Benjamin Listman, Matthew Metzger, Erika Olson, Brian Pape, Donna Raftery, Lois Rakoff, Bo Riccobono, Rocio Sanz, Eddie Siegel, Emma Smith, Susan Wittenberg, Antony Wong, Eugene Yoo (33)

**BOARD MEMBERS PRESENT VIA ZOOM AND COUNTING TOWARD QUORUM:** Ivy Kwan Arce, Ed Ma, Shirley Secunda, Dr. Shirley Smith, Frederica Sigel, Chenault Spence (6)

**BOARD MEMBERS PRESENT VIA ZOOM AND NOT COUNTING TOWARD QUORUM:** Stella FitzGerald, David Gruber (2)

**BOARD MEMBERS ABSENT WITH NOTIFICATION:** Juliet Kaye, Janet Liff (2)

**BOARD MEMBERS ABSENT:** (0)

**BOARD MEMBERS PRESENT/ARRIVED LATE:** David Gruber, Matthew Metzger, Antony Wong (3)

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

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

**ELECTED OFFICIALS:** NYS Senator Brad Hoylman-Sigal

**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 (Hayden Ryan); NYS Assembly Member Deborah Glick (Tracy Jackson); Mayor Eric Adams (Robin Forst); Manhattan Borough President Mark Levine (Andrew Chang); 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 – March 20, 2025
- Board Members Present – 41
- In Person – 33
- via Zoom Counting toward Quorum – 6
- via Zoom not Counting toward Quorum – 2
- Board Members Absent with Notification – 2
- Board Members Absent – 0
- Board Members Present/Arrived Late – 3
- Board Members Present/Left Early – 1

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**PUBLIC SESSION**

**Marissa Yanni – District Liaison, Department of Sanitation (DSNY):**

- Starting April 1st, DSNY will issue violations for failure to separate organics and place them out for appropriate collection as compostables. It is mandatory that food waste be separated from mainstream refuse. Compost must go in a bin, labeled as compost. Use of a DSNY “brown bin” is not required – any bin labeled as compost with a capacity of 15 gallons or less is acceptable. Fines imposed for failure to separate organic waste vary based on the size of the building.
- Q/ A:
  - Q: S. Wittenberg lives in a mixed-use building in SoHo, so DSNY does not serve the building. Is there a way for mixed use buildings to compost as well?
  - A: Such buildings are required to containerize, but they don't have to compost. This is a good point, it would be great for them to be able to compost.
  - Q: R. Sanz asks if outreach has been done to tenant advocacy groups to educate them on composting. Property owners will be punished for inaction by tenants.
  - A: DSNY has been doing outreach to residential buildings. Recordings of training sessions are also being shared.
  - Q: L. Rakoff: how many times can a building be cited for the same violation. What bin is to be used for composting.
  - A: Technically, violations could be issued weekly, every time DSNY observes this issue. For regular refuse, until June 2026, refuse may be placed out for collection in any bin with solid sides and a locking lid under 55 gallons. Compost bins must be clearly labeled, and must be smaller than the refuse bins.
  - Q: J. Kieley asks what color plastic bags should go in the bin? And can pizza boxes go adjacent to the composting bin?
  - A: Clear bags are preferable for compost and recycling, but other colored bags are permitted. If the external bag can be clear, that is best. Generally, pizza boxes are cardboard recycling, not compost.
  - Q: N. Barth shares that CM Bottcher held 3 different conversations with DSNY and the LES Ecology Center. Must every building set out a compost bin?
  - A: Composting is mandatory, but curbside composting is not. Residents may choose to compost using the “smart” big belly bins, or through alternatives such as Farmers Market collection sites. Buildings will not be ticketed for not putting out a bin, they will be ticketed for not separating compostable materials.
  - Q: C. Spence asks about the requirement to buy a bin for garbage.
  - A: Each building must use a bin, 55 gallons or less with a locking lid, for garbage. Does not currently need to be an official NYC bin. An NYC bin must be used starting June 1, 2026. Use of the NYC bin will be required in order to work with the lever arm of DSNY trucks starting next year.

Q: Ivy Kwan Arce: Would DSNY consider extending the period of adjustment before imposing fines and enforcing penalties.

A: DSNY has been doing outreach since October. This month (March) was a warning period.

### **Lois Rakoff**

- Speaking as the Community Director of the Edgar Allan Poe Room. There will be a free reception on April 4th, 6pm at Furman Hall at NYU. At the event an actor will be reading works by Edgar Allen Poe. This reading will be followed by a reception at 7pm. Many thanks to Dorothy Slater, the NYU liaison to the Edgar Allan Poe Room group for her assistance in coordinating all Poe Room events.
- Every Tuesday in June at 8pm in Washington Square Park, there will be free concerts put on by the Washington Square Musical Festival. In order for this program to be free, there will be a fundraising benefit on May 15th at the Greenwich House Music School. Refreshments will be served. All attendees must purchase a ticket.

### **Ryder Kessler**

- Announcing performances of a Gilbert and Sullivan Operetta with the Blue Hill Troop! This year's production is The Grand Duke. Erika Olson is organizing a CB2 outing. Details available at bht.org.

## **ADOPTION OF AGENDA**

The agenda was adopted by acclamation.

## **ELECTED OFFICIALS' AND REPRESENTATIVES' REPORTS**

### **Robin Forst, Mayor Eric Adams' Office:**

- Launched a multi-agency taskforce to address quality of life issues in the neighborhood, around Washington Square Park and on the side streets nearby.
- This is Mental Health Week. The focus for this week is expanding outpatient services and maximizing inpatient capacity. 33 million dollars have enabled the restoration of 225 psychiatric beds that have been closed since the pandemic. An additional 163 beds have been added across 7 more hospitals.
- Since the start of the year, the Administration has removed over 1,000 illegal firearms from the streets.
- Q / A
  - Q: Dr. Smith: In what office does Robin Forst work?  
A: The Mayor's Community Affairs Unit.
  - Q: S. Aaron: Thanks for the taskforce. With the impending closure of MSBI (Mount Sinai Beth Israel), there is nowhere to go for patients with psychiatric emergencies.

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

- Thanks to State Senator Hoylman-Sigal and CM Bottcher for their introduction and support of interagency task force at work in the neighborhood. The taskforce convenes meetings every two weeks; the most recent meeting took place yesterday. Beginning to hold focused meetings aimed at delivering services to individuals in need. DSNY has been supporting with encampment cleanup when appropriate. And DOT and DOB have been working to support with scaffolding issues.
- The DA's Office has been training merchants on the use of Trespass Notices. Trespass Notices are not new. Businesses can use the delivery of trespass notices to individuals who are disrupting their business activities to prevent them from accessing a space. If a person is arrested for larceny, it is a misdemeanor. But violation of a trespass notice may in the right circumstances escalate the offense to a felony, which creates more potent options for the prosecutor and the community.
- Q / A
  - Q: Dr. Smith asks what the law is around trespassing. Asks for an answer next time.
  - Q: L. Rakoff heard that DA Bragg has an initiative in Washington Square Park to support individuals with mental health issues.
  - A: Neighborhood Navigator Program puts counselors in specific neighborhoods. Working to find more funding to expand these services.

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

- Congressman is working on the American Victims of Terrorism Act and additional support for 9/11 victims.
- Pushing back against Trump policies by introducing legislation to reinforce 22nd Amendment (limiting presidents to two terms), supporting funding for education.
- Hosting a discussion on Wednesday, March 26th.

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

- Thank you to CB members who reapplied. Interview sessions were completed yesterday. Decisions should be made by early May.
- State of the Borough Address will be taking place this Sunday, March 23rd, at LaGuardia High School. Please RSVP.
- Holding a fraud risk prevention workshop for seniors at 305 7th Avenue.
- Q / A
  - Q: L. Rakoff asks for clarification on the location of LaGuardia High School.

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

- Happy Spring, and Happy Women's History Month, and belated St. Patrick's Day! Marched in the parade, though the weather was terrible.
- Sen Kavanagh has been working on the budget in Albany – likely to continue through the month.
  - Highlights from budget process on housing:

- \$2.2 billion in housing investment for affordable housing
- Tenant protections and eviction protections
  - SCRIE / DRIE workshops ongoing.
- Upcoming e-waste recycling event at the LES Ecology Center.
- Q / A
  - Q: R. Sanz notes that insurance for property owners has gone through the roof.
  - A: There is no active legislation, but it is an issue that the office is aware of.
  - Q: I. Kwan Arce has a new tenant for commercial space. It cost what Ivy paid for the whole building to insure it.
  - Q: K. Bordonaro asks about bills to expand SCRIE and DRIE.
  - A: The office is working on funding for this.

**NYS Senator Brad Hoylman-Sigal, 47th District:**

- Top issues for the governor in the current budgeting process:
  - Involuntary commitment: Working to change the requirements. HELP Act would expand the number of mental health professionals who can direct an individual to involuntary commitment. Senator and his colleagues take this issue, and the issue of civil liberties, very seriously.
  - Discovery reform: Cases are being dismissed because of technicalities in the discovery process. This leads the defendant to be released. DA Bragg supports these reforms, as does the Senator.
  - Renewal of ban on masks: Interested in individuals who wear masks to hide their identity, harass others.
  - Bell-to-bell ban on cell phones in schools: Senator strongly supports this bill as a parent of a 14-year-old. Hope to see this in the final enacted budget. The Bill has the support of the UFT and other school administrators.
- Additional updates:
  - Held a human rights town hall.
  - Filed an inquiry with State Attorney General about Yeshiva, which had barred LGBTQ students from forming a student group. They just allowed students to create this group.
  - Rally to support congestion pricing tomorrow, 10:15am at the Chelsea Triangle, West 14th and 9th.
  - Just filed a complaint to get Emil Bove disbarred (Acting U.S. Deputy Attorney General who brokered the deal to have Mayor Adams' case dismissed).
- Q / A
  - Q: R. Chattree: Cuts to Medicaid are a concern. What should we expect from the Governor and the Legislature regarding such cuts.
  - A: This is a huge part of the budget, too large to replenish with state taxes when federal funding is cut. Waiting for coordination with federal partners, but the State is in a difficult position on this issue. There is no clear path but have looked at redirecting a planned tax cut (\$300 to all New Yorkers) to Medicaid. Also looking to fill gaps that may be caused by loss of congestion pricing funding.
  - Q: C. Flynn: Will it be possible to revive work to establish more monuments to trans people.

- A: Stonewall is a state and city landmark, in addition to a federal landmark. Preparing legislation to ask the State to erect signs outside of Stonewall that acknowledges trans people.

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

- In the middle of a very busy legislative season in Albany.
- Budget is due March 31st. Will have 10 weeks to pass legislation after that.
- Bill on sidewalk sheds is a legislative priority.

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

- Introduced legislation last month to ban synthetic turf and microplastics in parks, as well as to fund services to maintain lawns.
- Introduced legislation to create a central housing authority.
- Local Law 97 info session coming up on April 10th, 6pm.
- Participatory budgeting is upcoming. Anyone over age 11 who works or lives in the district can vote. Most issues are around district schools.
- Q / A
  - Q: L. Rakoff notes that astroturf causes abrasions.
  - A: There is a citywide coalition against synthetic turf.

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

- Presented ballot options for upcoming participatory budgeting. Encourages community participation between March 29th and April 6th.
- Composting event two weeks ago, and another virtual workshop on May 14th.

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

- Engaging in efforts to address public safety in CB2. Hear a lot about these issues from constituents. DA Bragg and the Mayor’s office established an inter-agency taskforce modeled after others in the city (including in the Garment District, around Times Square). The taskforce meets every two weeks with both decision-makers and on-the-ground social service organizations. This allows for collaboration across these entities and more tailored support for individuals in the community.
- Continues the call to expand the presence of BHEARD in our district, which calls mental health professions to crisis calls, in addition to the police. Priority in the budget process is having this program expanded.
- Scaffolding legislation is likely to be voted on next week. Sidewalk sheds and scaffolding cover over 300 miles of sidewalk in NYC. Legislation provides a timeline for property owners -- 5 months to get the permits, 8 months to get the work done. Can file for extensions as needed.
- Celebrated finalization of 6th Avenue bike line. CB2 passed a number of resolutions asking for this across the years, and it has been a priority for CM Bottcher.

- Office has planted around 700 new trees, and plan to continue this work.
- Participatory budgeting expo taking place 3 weeks from tonight. \$1 million in City Council discretionary funds for capital projects will be voted on. Voting begins next weekend and runs for a week. Opens up the budgeting process for New Yorkers.
- Q / A
  - Q: Z. Kazzaz is wondering if the City Council is going to do additional work to address placard abuse by NYPD (there was a recent Op-Ed about this issue).
  - A: New police commissioner is a new opportunity to bring up placard abuse. Ghost plates are a related issue and can be extremely dangerous.
  - Q: R. Kessler notes that the 6th Ave protected bike lane took 10 years to build. Asks how we can create a culture in which it takes less than 10 years to build a bike lane?
  - A: Leadership comes from the top, and this is an issue in the upcoming mayoral election. We know that bike lanes make pedestrians, riders, and drivers safer. We should ask candidates to commit to expanding bike lanes.
  - Q: R. Sanz asks if the scaffolding bill requires a mediator to be involved in the case where a dispute with neighbors hinders permits for scaffolding.
  - A: We are preempted by state law on this issue, but there is additional legislation in the works.

## **ADOPTION OF MINUTES**

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

## **BUSINESS SESSION**

### **Chair's Report: Susan Kent**

- **Board appointments**
  - Update on CB2 application process given at Borough Board this morning. There have been over 900 applicants (for all of Manhattan). CB2 is expecting 9 new members. Asks that Committee Chairs share any needs or preferences that they may have, so that Susan can advocate for these needs with the MBPO.
  - Borough Board is a useful forum for understanding goings-on in the City at large.
- **Michael Levine**
  - Passed away at the end of February. He was generous with his time and knowledge and was a well-respected member of CB2.
  - A moment of silence was observed in his memory.
- **Last Full Board as Chair!**
  - Board members and Staff thanked Susan for her leadership, expertise and good humor as Chair over the last two year.

### **District Manager's Report: Mark Diller**

- **Election of New Officers**

- Voting for the election of Officers can be done either via a paper or the online ballot for those in the room (those online of course will use the online ballot). The Online ballot is the one tested at the February Executive and Full Board meetings, and is the same used in previous years. Online ballots work well on most smart phones on which one can access email.
- The Tally Committee is fully staffed in accordance with the bylaws. The Committee is composed of (a) the MBPO liaison to CB2 - Andrew Chang; (b) a representative from another local elected - Nicole Barth of C-M Bottcher's Office; and (c) a CB2 Committee Chair - Susanna Aaron, Chair of Human Services. Many thanks to all 3.
- The bylaws require that ballots (paper and online) only be distributed during the election portion of the meeting, and only to those who respond to the Business Session roll call. The Office already confirmed the email addresses to which to send the online ballot.
- Once the Business Session Roll Call is completed, the Secretary and the District manager will compare notes to be sure the ballots are distributed as called for by the bylaws. It will assist the Tally Committee for as many Members as possible including those physically present, to complete the ballot online. It is permissible for a board member to request to vote by phone. The District Manager has received such a request, and will receive such ballots, transcribe their responses, and submit to the Tally Committee. Board members must wait for the ballot box to be officially opened.
- Thank you to the tally committee! (Andrew Chang, Nicole Barth, Susanna Aaron)
- **Production Company for Meetings**
  - Hiring Mark Moss to produce Full Board meetings for the remainder of FY 2025. The Board will re-evaluate this practice in connection with the FY 2026 budget once those numbers are announced in early July 2025. FY 2025 ends June 30, 2025.
- **June Meeting Schedule**
  - Calling attention to a change in the Full Board meeting schedule. The June Full Board meeting has been moved to June 18th, a Wednesday. Human Services and Traffic & Transportation in turn were moved to their usual spots in the 4th week of the month. Schools and Education to be confirmed. The changes were necessary to avoid interference with Juneteenth, a City holiday.
- **April Agendas**
  - Going out via e-blast on Friday. Please provide the Office with the agendas for Committees whose agendas are not driven by applications referred by City/State agencies.
- **AirTable**
  - BetaNYC has created a widget to automate the renaming of documents.
  - Project is moving forward.
- **Community Board Budgets**
  - Sending a letter to electeds asking for an increase in Community Board funding. CBs haven't had a meaningful budget increase in over 16 years. Attending a City Council hearing March 21<sup>st</sup> with other District Manager from across the City.

- **Meeting locations**
  - SLA 1 and 2 meetings in April will be held at Lenox Health Greenwich Village.
- **Comptroller Audit**
  - Audit of Community Boards’ payroll and use of funds has been terminated.
- **Thank you, NYU for hosting us!** Especially Arlene Peralta-Avila, Valentine Goldstein, Dorothy Slater and All.
- **Thank you to Mark Moss for producing the meeting tonight.**
- **Village Interagency Taskforce**
  - Thanks to the taskforce for allowing the District Manager to join the meetings.

## ELECTION OF OFFICERS

The Tally Committee for this election consisted of (a) Manhattan Borough President’s Representative – Andrew Chang; (b) Council Member Erik Bottcher’s Representative – Nicole Barth; and (c) CB2 Committee Chair – Susanna Aaron.

After the votes of all eligible Board Members were received, the Tally Committee confirmed and the District Manager announced that the following individuals were elected as the following Officers of Community Board 2/Manhattan for the following year:

- Chair – Valerie De La Rosa
- First Vice Chair – Eugene Yoo
- Second Vice Chair – Donna Raftery
- Treasurer – Antony Wong
- Secretary – Emma Smith
- Assistant Secretary – Brian Pape.

Congratulations to all our Officers.

## STANDING COMMITTEE REPORTS WITH RESOLUTIONS

### CANNABIS LICENSING

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

1. **Whereas**, per Cannabis Control Board (CCB) Resolution No. 2024-96 On October 23, 2024, the Office of Cannabis Management (OCM) posted [Proposed Rulemaking for amendments to Adult Use Dispensaries-Standards for Public Convenience and Advantage](https://dos.ny.gov/system/files/documents/2024/10/102324.pdf)<sup>1</sup> to the New York State Register; and

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

2. **Whereas**, if adopted, the proposed amendments to [N.Y. Comp. Codes R. & Regs. Tit. 9 § 118.1 and 119.4](#) (p. 43)<sup>2</sup> would significantly lower the standards for granting waivers that allow retail cannabis businesses to bypass proximity restrictions, by giving the Cannabis Control Board (CCB) the authority to approve dispensaries within a 1,000-foot radius of others based on Public Convenience and Advantage (PCA); and
3. **Whereas**, in December 2024, Community Board 2 Manhattan submitted comments via [Resolution Regarding Public Convenience and Advantage](#) (p. 14, item 4)<sup>3</sup> recommending considerable revisions to the 10/23/24 Proposed Rulemaking; and
4. **Whereas**, the sixty-day comment period for the 10/23/24 Proposed Rulemaking concluded with the OCM receiving overwhelmingly negative feedback from license applicants and holders, elected officials, public health organizations, NYS municipalities, NYC Community Boards, and the public, arguing that the regulations required more specific criteria to prevent the oversaturation of retail dispensary locations; and
5. **Whereas**, of the sixty-six comments submitted, just two were in favor, sixteen recommended revisions, and forty-eight were opposed to the changes; and
6. **Whereas**, many comments concerned the impact of increased cannabis retail density on public health, citing studies on tobacco and alcohol retail density and the corresponding negative health outcomes for youth and adolescent; and
7. **Whereas**, at the February 14, 2025 CCB meeting, the OCM issued, and the CCB passed Resolution No. 2023-09 [Consideration of Amendments to the Proposed Public Convenience and Advantage Regulations](#)<sup>4</sup>, revising its PCA amendments based on the aforementioned feedback; and
8. **Whereas**, the adoption of Resolution No. 2023-09 requires a new Notice of Revised Rulemaking to be published in the State Register, which will allow for a 45-day public comment period; and
9. **Whereas**, Community Board 2 has grayed portions of the proposed regulations below to reflect its declination to comment on matters outside of the five boroughs, and urges the OCM and CCB to seek feedback from municipalities outside of New York City for comments on the proposed regulations as they pertain to the unique aspects of those municipalities; and
10. **Whereas**, Community Board 2 recommends that the OCM and CCB revise the regulations below to read as follows:

Pursuant to the authority vested in the Cannabis Control Board by sections 10, 13, 64, 76, and 85 of the Cannabis Law, Chapter II of Subtitle B of Title 9 of the Official Compilation of Codes, Rules and Regulations of the State of New York is hereby amended to be effective upon publication of a Notice of Adoption in the New York State Register, as follows:

**~~Paragraph (88) of subdivision (a) of section 118.1 is repealed and paragraphs (89)~~**

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<sup>2</sup> [https://cannabis.ny.gov/system/files/documents/2023/09/exprs-trms-adopt-au-regs-9-12\\_0.pdf](https://cannabis.ny.gov/system/files/documents/2023/09/exprs-trms-adopt-au-regs-9-12_0.pdf)

<sup>3</sup> [https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/2025/02/12-December-2024-Full-Board-Minutes\\_EGS-Edits.pdf](https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/2025/02/12-December-2024-Full-Board-Minutes_EGS-Edits.pdf)

<sup>4</sup> [https://cannabis.ny.gov/system/files/documents/2025/02/exprs-trms-pub-conv-advant-118-119-pca\\_2\\_13\\_25.pdf](https://cannabis.ny.gov/system/files/documents/2025/02/exprs-trms-pub-conv-advant-118-119-pca_2_13_25.pdf)

~~through (107) are renumbered to (88) through (106).~~

**Paragraph (94) of subdivision (a) of section 118.1 is replaced and paragraphs (94) through (106) are renumbered to (95) through (108).**

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

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

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

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

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

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

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

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

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

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

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

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

(2) the distance from any other licensed cannabis retail location that has been approved by both the applicable municipality, or local Community Board and Cannabis Control Board, is within

(i) 1,000-feet of the proposed location in municipality having a population of 20,000 or more; or

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

(3) any, geographic, structural, or topographic barriers that separate the proposed location from any existing cannabis retail, as defined by addendum A. Examples of Manhattan's Urban Morphology, and B. Citywide Topographical Barriers; or

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

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

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

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

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

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

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

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

(c) Any requests submitted pursuant to subdivision (b) of this section must attach copies of the following notices, which must be made prior to submission of the request:

(1) a notice, to the applicable municipality or local Community Board, of the licensee or applicant's intention to submit a Public Convenience and Advantage request from the Board pursuant to this section on a form provided by the Office Pursuant to section 76 of the Cannabis Law and section 119.3(b) of this Part, which includes a copy of the Public Convenience and Advantage application to be submitted to the Cannabis Control Board and states that the **municipality or** Community Board has a maximum of 45 days to submit a response prior to consideration of the application by the Board. The Board cannot act on the request until the **municipality or** community board submits a response or the expiration of the 45-day period, whichever happens first.

(i) if a **municipality or** local Community Board initiates a 30-day extension to provide their opinion, the Cannabis Control Board cannot take action until either a response is submitted or the 75-day period expires, whichever occurs first.

(2) a notice form and completed Public Convenience and Advantage application submitted to all retail cannabis licensees located within a 1,000-foot radius, and such notification must be made at the same time as the **municipal or** local Community Board notification in paragraph (1) of this subdivision.

(d) parties receiving notices pursuant to subdivision (c) may submit responses to the request directly to the Cannabis Control Board prior to consideration of the request and be heard during the Cannabis Control Board meeting in which the Public Convenience and Advantage request is considered. The procedures to submit responses and be heard will be set by the Office of Cannabis Management and subject to approval by the Cannabis Control Board.

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

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

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

Addendum A

### **Examples of Manhattan's Urban Morphology Potential Challenges to Movement and Mobility**

- **Elevation and Steep Hills (Northern Manhattan)**
  - **Washington Heights, Inwood and Morningside Heights** have steep inclines that make walking to retail areas more difficult, especially for people with mobility impairments.
  - **Manhattan Valley** has notable elevation changes, and Central Park's western edge, and Riverside Park limit pedestrian movement, retail access, and cross-town travel.
  - **Fort George Hill and Coogan's Bluff** cliffside barriers between residential and commercial zones.
- **Island Geography and Water Barriers**
  - **Superblocks, limited cross-streets, large housing developments and superblocks** (e.g., Columbia University Campus) disrupt street grids, reduce connectivity, limit retail access, and concentrate interaction within isolated areas.
  - **Limited bridge and tunnel crossings** impact retail delivery logistics and customer access.
  - **High costs and congestion at the George Washington Bridge** crossing affects northern retail supply chains.
  - **Roosevelt Island**, connected mainly by the Tramway and F train, has fewer retail

options, requiring residents to travel off-island.

- **Subway and Transit Accessibility**
  - **Subway deserts** on the far East Side and far West Side above 23rd Street limit easy access to retail corridors.
  - **Deep stations in Upper Manhattan** (e.g., 181st St.) rely on elevators, which can be unreliable.
  - **Lack of subway access** in certain areas (e.g., far West Chelsea, parts of the Lower East Side) forces reliance on buses, which are slower and less reliable for shopping trips.
- **Grid System and Street Width Challenges**
  - In **Lower Manhattan**, the non-grid layout of narrow and winding streets limits space for large retail stores and creates navigation challenges.
- **Traffic Congestion and Delivery Barriers**
  - Midtown and Lower Manhattan (e.g. Financial District) congestion slows retail deliveries and increases costs for businesses.
  - Curbside delivery space is limited, causing trucks to double-park and block foot traffic.
- **Flood Zones and Climate Impact**
  - **Low-lying areas (Financial District, Lower East Side, Battery Park City)** are prone to flooding, affecting retail business continuity.
- **Retail Deserts and Unequal Distribution**
  - High rents push small businesses out, creating **gaps in retail access**, especially in low-income areas.

Some neighborhoods (e.g. **East Harlem, parts of Inwood**) have less essential retail compared to wealthier areas like Greenwich Village, Midtown or SoHo.

**Vote:** Passed, 38 Board Members in favor, 1 abstention (R. Sanz), 1 recusal (M. Metzger).

## HUMAN SERVICES

### Resolution opposing alteration to the National Parks Service’s description of the Stonewall National Monument

#### WHEREAS

1. The Stonewall National Monument, located in Manhattan’s Community District 2, is the National Park Service’s first site to honor the importance of the LGBTQ civil rights movement in the historical narrative of the United States; and
2. Since the site’s designation as a national monument in 2016, the NPS has described this monument as celebrating the rights of “LGBT” Americans and continues to do so on [one of its web pages](#); and

3. While the nomenclature for this civil rights movement varies and has been known by acronyms such as “LGBT,” “LGBTQ,” “LGBTQ+,” and others, the “T” for “Transgender” is always included; and
4. As of February 13, 2025, the [wording on the NPS website](#) has changed to “LGB,” erasing the word “Transgender” from the description of those whose civil rights are commemorated in this monument; and
5. The word “transgender” describes people whose gender identity does not correspond with the sex registered for them at birth, and in modern parlance has replaced pejorative terms historically used as slurs; and
6. That there were transgender men and women at the Stonewall Inn in 1969, and that there are and have been transgender Americans throughout the nation’s history, is undisputed fact; and
7. Millions of individuals from all nationalities and walks of life visit the Stonewall National Monument each year and rely on its historical accuracy to provide education, inspiration, or personal pride.

**THEREFORE, BE IT RESOLVED THAT COMMUNITY BOARD 2, MANHATTAN**

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

**Vote:** Unanimous, 41 Board Members in favor.

**LANDMARKS**

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

**Whereas:**

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

- B. The front fifth floor studio window is proposed to be changed to a similar design with narrower mullions; and
- C. A 7'X 7' elevator enclosure and small rooftop structure extending 12' above the bulkhead and are 19' from the front facade are minimally visible; and
- D. The non-original bay window and rear extension are to be removed; and
- E. A new rear steel window 21' high spanning the basement and parlor floors is an unrelieved void with no divisions or reference to its covering two stories; and
- F. The upper rear floors have conventional double hung punched windows; now

**Therefore be it resolved that CB2 Manhattan recommends:**

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

**Vote:** Unanimous, 41 Board Members in favor.

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

**Whereas:**

- A. The house will be converted from a multi-family house to the historic use as a single-family house.
- B. The front facade was proposed to be restored with 6 over 6 non-historic aluminum windows; and
- C. The applicant agreed in discussions with the Committee to modify the application to provide for historic design wooden windows; and
- D. The existing non-historic pink color is to be retained; and
- E. The color sample of the proposed white color for front facade woodwork is unacceptably bright where a softer, historic color would be appropriate; and
- F. The non-historic rear addition is to be demolished and there is no original rear facade remaining; and

G. A proposed new rear extension in brick varies between 9' and 12' owing to the irregular lot with a remaining 15' terrace extending to the rear lot line; and

H. The proposal for full-width windows throughout the rear facade results in a modern style design with no historic reference, especially with the lack of tripartite punched double hung windows on the upper floors as is usual for upper rear facades in the district; and

I. The rooftop addition is 9' 11" high in standing seam zinc with sloped roof front and a pitched window with screened mechanical equipment on its roof and is set back 14' from the front facade; and

J. The rooftop addition with the mechanical equipment on its roof results in a total height of about 12' and unacceptable visibility of a partly full width mass; and

K. An extension of the basement into the garden area requires 9' excavation and an 18' length of underpinning at the rear and extends to the lot line bordered by varying height gardens at the sides; now

**Therefore, be it resolved that CB2 Manhattan recommends:**

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

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

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

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

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

**Vote:** Unanimous, 41 Board Members in favor.

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

**Whereas:**

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

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

- C. The existing non-historic extension is to be removed and a new extension extending 4'6" onto the patio and 11' above the roofline joined with a full width rooftop addition setback 22' from the facade; and
- D. The rooftop addition, its steel safety railing with fire ladder, and a mechanical screen on its roof are minimally visible from any public thoroughfare; and
- E. The rear extension is proposed to be in red brick at the back and stucco on the north wall; and
- F. The rear extension windows are non-historic full width throughout with inoperable solid plate glass and though their design is acceptable in the confined space of the back patio, the expanse of glass in the openings presents unacceptable voids not suitable to the building; now

**Therefore, be it resolved that CB2 Manhattan recommends:**

- A. Approval** of the mass of the rear extension and the rooftop addition; and
- B. Denial** of the two materials (brick and stucco) at the rear the rear facade and north side and it is recommended that they be in the same finish; and
- D. Denial** of the glazing of the rear window and that it be divided in a reasonable scale with some operable sections.

**Vote:** Unanimous, 41 Board Members in favor.

## **SCHOOLS AND EDUCATION**

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

1. **WHEREAS**, New York City Public Schools (NYCPS, formerly NYC Department of Education (DOE) must remain safe havens for all students, regardless of their immigration status, to ensure their right to a secure and uninterrupted education; and
2. **WHEREAS**, the January 13, 2025, [\*Privileged & Confidential Procedure for In-Person Interactions with Non-Local Law Enforcement Guidance for City Employees\*](#)<sup>1</sup> memorandum directs NYC Public Schools and social service providers to allow non-local law enforcement agents, including Immigration and Customs Enforcement (ICE) personnel, to enter school grounds to detain or question undocumented students; and

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

3. **WHEREAS**, this directive directly undermines the mission of public education, instills fear among students and families, and creates a chilling effect that discourages school attendance, particularly among immigrant and undocumented students; and
4. **WHEREAS**, the directive is incongruent with multiple legal protections, and many recent policies, including but not limited to:
  - a. **[New York State Human Rights Law \(Executive Law Article 15\)](https://dhr.ny.gov/system/files/documents/2024/05/hrl.pdf)**<sup>2</sup>: Mandates schools to accept students experiencing homelessness, including migrant children, without excessive documentation or discriminatory residency requirements;
  - b. **[Chancellor's Regulations A-412 & A-831](https://www.schools.nyc.gov/docs/default-source/default-document-library/a-831.pdf#:~:text=This%20regulation%20requires%20the%20designation%20of%20a,and%20follow%20Dup%20procedures%20for%20student%2Dto%2Dstudent%20sexual%20harassment.)**<sup>3</sup>: Explicitly prohibit immigration enforcement agents from entering school property without approval from the Chancellor's Office and legal review and prohibit the disclosure of student records without parental consent or a lawful judicial order;
  - c. **[NYC Executive Orders 34 & 41](https://www.nyc.gov/site/immigrants/about/local-laws-executive-orders.page)**<sup>4</sup>: Limits city agencies, including schools, from cooperating with federal immigration enforcement except in cases involving a judicial warrant or serious crime;
  - d. **[NYC Public Schools Protocols for Non-Local Law Enforcement](https://www.schools.nyc.gov/school-life/school-environment/immigrant-families/protocols-for-non-local-law-enforcement)**<sup>5</sup>: States that "NYCPS does not consent to non-local law enforcement accessing school facilities, and school principals and other school personnel may not permit access without legal approval";
  - e. **[The Family Educational Rights and Privacy Act \(FERPA\)](https://studentprivacy.ed.gov/ferpa)**<sup>6</sup>: Prohibits the sharing of student records with outside agencies, including ICE, without parental consent or a judicial order;
  - f. **[New York State Education Department \(NYSED\) Guidance](https://www.nysed.gov/sites/default/files/oag-go-sed-immigration-students.pdf)**<sup>7</sup>: Affirms that schools are safe zones where immigration enforcement actions should not take place; and

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

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

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

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

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

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

- g. [DHS/ICE 2011 Sensitive Locations](#)<sup>8</sup> & [2021 Protected Areas Guidelines](#)<sup>9</sup>: Prohibits ICE and other federal law enforcement agencies from performing enforcement actions at schools without a judicial warrant.
5. **WHEREAS**, the U.S. Supreme Court ruling in [Plyler v. Doe \(1982\)](#)<sup>10</sup> affirms that undocumented children have a constitutional right to a public education without discrimination, and this directive contradicts that ruling by creating an environment of fear and exclusion; and
6. **WHEREAS**, the presence of immigration enforcement in schools places an undue burden on educators and school staff, who are not trained nor equipped to act as immigration agents, and diverts them from their primary responsibility of educating and supporting students, and is counter to their right and responsibility to protect their students under the U.S. Constitution and federal and state law; and
7. **WHEREAS**, school communities thrive when they foster inclusivity, safety, and trust, and policies that enable ICE access to schools create trauma and anxiety that hinder students' ability to learn and succeed; and
8. **WHEREAS**, the NYC Public Schools Panel for Educational Policy ([PEP](#))<sup>11</sup> has passed a [resolution](#)<sup>12</sup> affirming the commitment of New York City Public Schools (NYCPS) to maintaining a safe and welcoming environment for all students, regardless of immigration status; and
9. **WHEREAS**, the [Open Arms Families Seeking Asylum](#)<sup>13</sup>: Comprehensive Support Plan outlines critical measures taken by NYC Public Schools to support newly arrived immigrant students and families, including inter-agency collaboration, enrollment assistance, transportation services, language access, social-emotional support, and partnerships with community-based organizations to address basic needs, legal aid, and academic success; and

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

9 [https://www.dhs.gov/sites/default/files/publications/21\\_1027\\_opa\\_guidelines-enforcement-actions-in-near-protected-areas.pdf](https://www.dhs.gov/sites/default/files/publications/21_1027_opa_guidelines-enforcement-actions-in-near-protected-areas.pdf)

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

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

12 [https://www.schools.nyc.gov/docs/default-source/data/resolution-affirming-the-status-of-nycps-as-a-welcoming-citywide-district-for-all-students.pdf?sfvrsn=3aa86757\\_1](https://www.schools.nyc.gov/docs/default-source/data/resolution-affirming-the-status-of-nycps-as-a-welcoming-citywide-district-for-all-students.pdf?sfvrsn=3aa86757_1)

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

10. **WHEREAS**, the [New York State Guidance on Safeguarding the Rights of Immigrant Students](#)<sup>14</sup> issued in January 2025 by the Office of the Attorney General, the Office of the Governor, and the State Education Department reaffirms that all students, regardless of immigration status, have the right to a free public education and outlines legal protections, enrollment requirements, data privacy policies, and limitations on law enforcement access to schools to ensure a safe and inclusive learning environment.

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

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

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

- a. NYCPS collaborates with union partners, immigration advocates, and community organizations to provide training and resources for students, families, and staff on immigrant rights, legal protections, and access to health and mental health services.
- b. NYCPS provides multi-language printed and digital resources to all schools to ensure students and their families are informed of their rights and available services.
- c. NYCPS upholds and enforces policies that support immigrant students, including Deferred Action for Childhood Arrivals ([DACA](#))<sup>15</sup>, Temporary Protected Status ([TPS](#))<sup>16</sup>, and Refugee Resettlement Programs, and will oppose any discriminatory policies that erode civil rights protections.
- d. NYCPS expands curriculum that reflects the diverse identities and lived experiences of its students, ensuring that schools remain inclusive spaces for learning.
- e. NYCPS complies with the Family Educational Rights and Privacy Act ([FERPA](#))<sup>17</sup> to protect student information from unauthorized disclosure, which prohibits school personnel from inquiring about or recording a students’ or families immigration status, and prohibits ICE, or any other non-local law enforcement agencies, access to school facilities, students, or student records for immigration enforcement purposes, except

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

15 <https://www.usa.gov/daca>

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

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

in exigent circumstances and with a judicial warrant reviewed by the Senior Field Counsel ([SFC](#))<sup>18</sup>.

- f. NYCPS collaborates with the NYPD School Safety Division to ensure that School Safety Agents ([SSAs](#))<sup>19</sup> do not participate in federal immigration enforcement and do not inquire about or record immigration status.
- g. NYCPS explicitly prohibits School Safety Agents from detaining students or any persons on ICE requests, ICE transfer requests, or allowing ICE to use school facilities for immigration enforcement purposes.
- h. NYCPS ensures that all students, regardless of immigration status and according to their rights, receive equal access to school services, including free lunch programs, pupil transportation, and academic programming.
- i. NYCPS upholds New York State Human Rights Law protections that prohibit discrimination based on race, ethnicity, nationality, or immigration status.

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

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

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

**Vote:** Unanimous, 41 Board Members in favor.

## **SLA 1 LICENSING**

- 1. Shoshin 68 LLC 68 Thompson St 10012 (TW–Tavern) (*previously unlicensed*)**

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

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

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

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a Tavern Wine License to operate a Japanese Omakase restaurant specializing in Hand-pulled noodles from northwestern China in the ground floor of six (6)-story, mixed-use building (ca. 1904) on Thompson Street between Spring and Broome Streets (Block #488/Lot #8), the building falling within NYC LPC’s designated Sullivan-Thompson Historic District; and
- ii. **Whereas**, the ground floor premises is approximately 500 sq. ft; there is one (1) entryway serving as both patron ingress and egress on Greenwich Avenue and one emergency exit onto Perry Street; there are two (2) tables and eight (8) seats, two window counters with five (5) seats and one food counter with nine (9) seats for a total seated occupancy of approximately 22 persons; there is one (1) bathroom; and
- iii. **Whereas**, the Applicant’s proposed hours of operation will be Sundays through Thursdays from 5 PM to 10 PM and Fridays and Saturdays from 5 PM to 11 PM, music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ’s, no promoted events, no live music or scheduled performances, and no cover fees; there is no outdoor seating as part of this application; and
- iv. **Whereas**, the premises to be licensed was previously various dry retail establishments, most recently a tattoo studio, prior to that a clothing store and has never previously been licensed for the service of alcohol; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Tavern Wine License, with those stipulations as follows:
  1. Will operate a Japanese Omakase restaurant with less than a full service kitchen but will serve the full food menu during all hours of operation.
  2. The hours of operation will be from 5 PM to 10 PM Sundays through Thursdays and 5 PM to 11 PM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
  3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
  5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
  6. Will not have televisions.
  7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  8. Will not install or have French doors, operable windows or open facades.

9. Will not make changes to the existing façade except to change signage or awning. All signage will be compliant with rules for signage in an Historic District.
  10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  11. Will immediately cease allowing patrons to bring their own alcoholic beverages (BYOB) until being licensed by the NYSLA. Once licensed, any BYOB alcoholic beverage must be covered under the establishment’s liquor license.
  12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  13. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
  14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
  15. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
  16. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- vi. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **52 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 6 pending licenses within this same area, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule; and

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

**Vote:** Unanimous, 41 Board Members in favor.

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

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate a Japanese Omakase restaurant on the ground floor of a five (5)-story, mixed-use, tenement-style building (ca. 1894) on West 3rd Street between Sullivan and Thompson Streets (Block #539/Lot #16), the building falling within NYC LPC’s designated South Village Historic District; and
- ii. **Whereas**, the ground floor premises is approximately 1,100 sq. ft. with 550 sq. ft. on the ground floor and 550 sq. ft. in the basement, the basement being accessed via a sidewalk hatch

and used for storage purposes only; there is one (1) entryway serving as both patron ingress and egress; there are five (5) tables and ten (10) seats one sushi counter with ten (10) seats for a total seated occupancy of approximately 20 persons; there is one (1) bathroom; and

- iii. **Whereas**, the Applicant's proposed hours of operation will be Sundays through Wednesdays from 11 AM to 11 PM and Thursdays through Saturdays from 11 AM to 12 AM, music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ's, no promoted events, no live music or scheduled performances, and no cover fees; there is no outdoor seating as part of this application; and
- iv. **Whereas**, the premises to be licensed was previously operated as a sushi restaurant (Zony Management Inc dba Sushi Zo, Lic. ID #0240-21-122273) since approximately 2016 with a similar method of operation; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:
  1. Will operate a full-service Japanese Omakase restaurant with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be from 11 AM to 11 PM Sundays through Wednesdays and 11 AM to 12 AM Thursdays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
  3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
  5. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
  6. Will not have televisions.
  7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
  9. Will not install or have French doors, operable windows or open facades.
  10. Will not make changes to the existing façade except to change signage or awning. All signage will be compliant with rules for signage in an Historic District.
  11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  12. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
  13. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.

14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
  15. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
  16. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- vi. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **95 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 7 pending licenses within this same area, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule; and

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

**Vote:** Unanimous, 41 Board Members in favor.

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

- i. **Whereas**, the Applicant’s representative appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate a farm to table restaurant within a natural food retailer on the second floor of three (3)-story, commercial building (ca. 1839) on Sixth Avenue between West 8<sup>th</sup> and West 9<sup>th</sup> Streets (Block #572/Lot #4), the building falling within NYC LPC’s designated Greenwich Village Historic District and the Special Limited Commercial District; and
- ii. **Whereas**, the 2<sup>nd</sup> floor premises is approximately 800 sq. ft. and is accessed via a stairway in the ground floor retail market; there are two entryways serving as both patron ingress and egress; there are 18 with 36 seats, two (2) food counters with three (3) seats each and six (6) seats at benches with small tables for a total seated occupancy of approximately 48 persons; there is one (1) bathroom; and
- iii. **Whereas**, the Applicant’s proposed hours of operation will be Sundays through Saturdays (7 days a week) from 11 AM to 10 PM; music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ’s, no promoted events, no live music or scheduled performances, and no cover fees; there will be no service of alcohol to any portion of the ground floor premises; there is no outdoor seating as part of this application; and

- iv. **Whereas**, the premises to be licensed has been operating as Life Thyme Natural Market for approximately 30 years, the 2<sup>nd</sup> floor most recently serving as offices and retail area for non-food related items; the retail area will be incorporated into the ground floor area which will remain as a natural food market selling grocery items, dry goods and takeout food as they have previously been doing; the 2<sup>nd</sup> floor now being used as the restaurant and kitchen for the restaurant; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:
1. Will operate a full-service restaurant serving organic and regionally sourced foods located within a natural food retail store with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be from 11 AM to 10 PM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
  3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
  5. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
  6. Will not have televisions.
  7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  8. Will not have service of alcohol to any portion of the ground floor of licensed premises.
  9. Will not install or have French doors, operable windows or open facades.
  10. Will not make changes to the existing façade except to change signage or awning. All signage will be compliant with rules for signage in an Historic District.
  11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  13. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
  14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
  15. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
  16. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

- vi. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **66 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 5 pending licenses within this same area, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule; and

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

**Vote:** Unanimous, 41 Board Members in favor.

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

- i. **Whereas**, the Applicants and the Applicants’ Attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a full-service Japanese Ramen restaurant located in the ground floor of a three (3)-story townhouse (ca. 1842) on Sixth Avenue between West 11<sup>th</sup> and West 12<sup>th</sup> Streets (Block #607/Lot #45), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. **Whereas**, the ground floor premises being roughly 1,563 sq. ft. (ground floor 1,031 sq. ft. and basement 532 sq. ft. – no patrons use in basement except bathrooms) with 13 tables and 26 seats and one (1) bar with nine (9) seats and an additional 2 food counters with 10 seats, for a total of 45 interior seats; the front façade infill is fixed and there are no French doors or operable windows, with 1 patron entrance/exit and 2 bathrooms; and
- iii. **Whereas**, the hours of operation will be Sundays through Wednesdays from 11 AM to 12 AM and Thursdays through Saturdays from 11 AM to 1 AM; music will be recorded quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, and no movable barriers; no security personnel or doormen; there is no sidewalk café, roadbed dining or use of any other exterior space included with this application; and
- iv. **Whereas** the location had previously operated with an On-Premises Restaurant Liquor License and similar method of operation from approximately 2022 through 2024 under the name of Gift New York LLC dba E.A.K. Ramen (Lic. ID #0340-24-105028), that licensee having previously held a Restaurant Wine license at the location from 2016 to 2022; and
- v. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would

be incorporated into the “method of operation” of the On-Premises Restaurant Liquor License and those stipulations are as follows:

1. Premises will be operated and advertised as full-service Japanese Ramen restaurant with the kitchen open and full menu items available until closing every night.
  2. Hours of operation will 11 AM to 12 AM Sundays through Wednesdays and 11 AM to 1 AM Thursdays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
  3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
  5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
  6. Will not have televisions.
  7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
  9. Will not install or have French doors, operable windows or open facades.
  10. Will not make changes to the existing façade except to change signage or awning.
  11. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
  12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
  14. Will not have dancing, DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or metal barricades, security personnel or doormen.
  15. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
  16. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
  17. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **50 active licensed premises** within 750 ft. and 5 pending licenses according to LAMP; the Applicant’s closing hours and the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations and not extending the hours; and

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

**Vote:** Unanimous, 41 Board Members in favor.

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

- i. Whereas,** the Applicant’s business partner (and spouse) appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a class change of their Tavern Wine License (Lic ID #0267-22-107954, SN #1339887) to an On-Premises Tavern Liquor License to be able to serve Aperol Spritz and similar drinks at their café and boutique bar located in a M1-5B-zoned, five (5)-story, mixed-use building (c. 1895, altered 1988) on Broome Street between Crosby and Lafayette Streets (Block #482 / Lot #7503) in the SoHo-Cast Iron Historic District Extension and the designated Special SoHo NoHo Mixed Use District; and
- ii. Whereas,** the interior ground floor premises is approximately 2,696 sq. ft., with 1,477 sq. ft. on the ground floor and an additional 1,219 sq. ft. in the basement connected by an interior stairway; there are a total of ten (10) tables with thirty-six (36) seats and one bar with six (6) seats in the southern/Broome St. side of the ground floor and one (1) table with fourteen (14) seats in a private dining area in the cellar; approximately 748 sq. ft. of the northern side of the ground floor, connected to the café via a 4' passageway, is used for related retail and workshops; there is one (1) entrance on Crosby Street used for patron ingress and egress to the retail area, there is one (1) additional entrance on Broome Street that serves as both patron ingress and egress to the café, there are two (2) bathrooms on the cellar level; the store front infill being fixed without operable doors or windows that open out to the sidewalk; and
- iii. Whereas,** the agreed to hours of operation are 8 AM to 12 AM Sundays through Saturdays (7 days a week); music will remain quiet background only consisting of music from iPod/CD’s/streaming services, no music will be audible in any adjacent residences at any time; all doors and windows will be closed at 10PM every night; there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no televisions, no velvet ropes or metal barricades, no security personnel/door staff; and
- iv. Whereas,** the Applicant/Licensee originally appeared before CB2, Man. in [July/2021](#) for a beer and wine license to operate the café at which time the full board of CB2, Man. unanimously recommended approval provided the executed stipulations would be adhered to, one of those stipulations being that there would be no pandemic-related outdoor seating on Broome Street; the Applicant/Licensee most recently appeared before CB2, Man. in

September/2024 for a Class Change of the liquor license to full liquor, that application also including outdoor seating on the sidewalk, the Applicant believing the sidewalk seating was within the property line but could provide no documentation to support that and residents providing documentation to the contrary; additionally residents raised concerns as outlined in CB2, Man.'s [September/2024](#) resolution about bench seating placed around the tree on Crosby Street; the Applicant at the time choosing to withdraw the Class Change application from consideration as opposed to removing the non-compliant outdoor sidewalk and bench seating from the application; and

- v. **Whereas**, the Applicant's partner returned this month with the same application as was presented in September/2024 after having removed the previously existing non-compliant sidewalk and bench seating on Crosby Street and agreeing not to include it with the instant application as it was not possible to have sidewalk seating that was compliant with the Dining Out NYC program, having reached out to the local block association (the Broadway Residents Coalition) and gaining their support of the application; and
  
- vi. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the "method of operation" of the On-Premises Tavern Liquor License and those stipulations are as follows:
  - 1. Premises will be advertised and operated as an all-day café with a selection of champagnes, wine and small bites operating with less than a full-service kitchen but will serve food during all hours of operation.
  - 2. Hours of operation will be 8 AM to 12 AM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
  - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  - 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating now or in the future.
  - 5. Will not extend hours past 12 AM in the future.
  - 6. Service of alcohol will be only to seated patrons in the café and basement private dining room. There will be no alcohol service in the retail area of the premises.
  - 7. The exterior stairs to the basement will be locked, alarmed and only used to receive shipments or for emergency exit.
  - 8. Trash will be stored on premise during the day and placed neatly on the street for nightly removal.
  - 9. Will play quiet ambient recorded background music only, inclusive of any private parties, workshops or events. No music will be audible in any adjacent residences anytime.
  - 10. Will have not more than 24 private parties/events per year that extend past 10 PM.
  - 11. Will not have televisions.
  - 12. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
  - 13. Will not install or have French doors, operable windows or open facades.

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

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for a new on-premises tavern liquor license for **Festive & Co Crosby Street LLC dba Champers Social Club 430 Broome St aka 38½ Crosby St 10013**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

**Vote:** Unanimous, 41 Board Members in favor.

- 6. Boni Restaurant LLC dba Boni & Mott 238 Mott St Store 4 & 5 10012 (OP–Restaurant) (Class Change)**
  - i. Whereas**, the Applicant/Licensee and the Applicant/Licensee’s attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for a class change of their Restaurant Wine License (Lic ID # 0240-24-137499, SN # 6046358) to an On-Premises Restaurant Liquor License to continue to operate a full-service, family-oriented Mediterranean restaurant located on the ground floor of a C6-

2 zoned, six (6)-story tenement-style residential building (c. 1900) on Mott Street between Prince and Spring Streets (Block #493 / Lot #13), the building falling within the designated Special Little Italy District; and; and

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

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

- viii. **Whereas**, though not part of the instant application, CB2, Man. was aware that the Applicant/Licensee had applied to the Dining Out NYC program to add roadbed seating to the premises which the Applicant/Licensee confirmed stating he had not yet received final approval but intended to return to expand the licensed premises once he had DOT approval; this further raising concerns regarding negative quality of life impacts for the surrounding residents, the large open façade already seemingly creating a disturbance at all hours for the residents would be exacerbated by the addition of roadbed dining directly across from the wide open façade; and
- ix. **Whereas**, CB2, Man. also had concerns that the Applicant was returning so soon after receiving their Restaurant Wine license to upgrade their license to a full liquor license; contrary to some applications CB2 hears, the applicants did not state that they were applying for a Restaurant Wine license in order to get their temporary license sooner than would happen with an On-Premises license due to back log at the NYSLA as other applicants have stated, but presented the application initially as being the license they sought to accommodate their method of operation which was that of a family-friendly, full-service restaurant; and in less than a year from receiving their temporary license the Applicant/Licensee is returning to upgrade the liquor license because the Applicant stated the business needed it to be successful; and
- x. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the on-premises liquor license at this location, there being **79 active licensed premises** within 750 ft. and 7 pending licenses according to LAMP, the Applicant/Licensee having been in operation for less than a year with there being significant concerns raised during that time regarding the method of operation and the negative quality of life impacts to residents immediately affected by their operations; CB2, Man. instead wanting to see if the Applicant/Licensee, after being made aware of these issues, can operate during the warmer months with an open façade, abiding by the signed and executed stipulation agreement made with CB2, Man. and incorporated into their Restaurant Wine license and mitigate the negative impacts residents have already experienced; and

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

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

**Vote:** Unanimous, 41 Board Members in favor.

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

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

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

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

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

- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest and public convenience would be served by the granting of a liquor license at this location where there already are a significant number of licensed establishments in Community Board 2 and in the immediate area, there being **88 active licensed premises** listed on LAMP within 750 feet of the subject premises, in addition to 7 pending licenses, the Applicant having operated for approximately 18 months at this location without incident, the hours of operation being reasonable and the Applicant executing a stipulations agreement with Community Board 2 Manhattan for the sole purpose of establishing public interest; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for a new on-premises tavern liquor license for **Tartinery W3 LLC dba Tartinery 78 W 3rd St 10012**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the 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, 41 Board Members in favor.

8. **Morars LLC dba Misirizzi 36 E 4th St 10003** (OP–Restaurant, Lic. ID #0340-23-130196, exp. 3/31/2025) (Corporate Change) (*appearance waived*)

- i. **Whereas**, neither the Applicant nor their representative appeared before Community Board 2, Manhattan’s SLA Committee #1 but prior to the meeting did provide the requested documents for a Corporate Change application to the NYS Liquor Authority for their licensed premises; and
- ii. **Whereas**, the storefront location is approximately 3,000 sq. ft. with 1,500 sq. ft. on the ground floor and 1,500 sq. ft. in the basement in a mixed use five story building (ca. 1910) on East 4<sup>th</sup> Street between Bowery and Lafayette Streets; and
- iii. **Whereas**, there will be no change in method of operation – there are 9 tables and 20 seats and one bar with 9 seats for a total seated patron occupancy of 29 persons, there are exiting French doors at the front façade which will close by 10 PM every night, there is one entrance/exit, one bathroom, music is background only, there will be no DJs, no promoted events, no live music, no cover fees, no scheduled performances and no backyard garden or any other outdoor area including sidewalk café and/or roadbed seating; and
- iv. **Whereas**, the Corporate Change is that the majority LLC member is buying all of the shares of one of the other two LLC members; and

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

1. The Applicant will operate a full-service Italian restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be Sunday from 12 PM to 10 PM, Mondays through Thursdays from 12 PM to 11 PM and Fridays and Saturdays from 12 PM to 12 AM.
3. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
6. Will not have televisions.
7. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
8. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
9. Will not make changes to the existing facade except to change signage or awning.
10. Will not have unlimited drink or unlimited food & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
11. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
12. It will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
13. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA
14. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

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

**Vote:** Unanimous, 41 Board Members in favor.

**9. Gammon Cafe LLC dba 7 Spring St Cafe 7 Spring St 10012 (OP–Tavern) (Renotification, appearance waived)**

- i. **Whereas**, this is renotification of an application heard in April/2024 for an On-Premises Tavern Liquor License to operate a tavern featuring backgammon on the ground floor of a C6-2 zoned, five (5)-story, mixed-use, tenement-style building (ca. 1900) on Spring Street between Bowery and Elizabeth Street (Block #492/Lot #42), the building falling within the Special Little Italy District; and
  
- ii. **Whereas**, in April/2024 Community Board 2, Manhattan unanimously recommended approval of the application, the Applicant not filing their application with the NYSLA until January/2025 and as that was more than 270 days following the original 30-Day Notice date, the NYSLA requires the Applicant to re-notify the Community Board by sending another 30-Day Notice; and
  
- iii. **Whereas**, prior to CB2, Man.'s SLA Committee #1 March/2025 meeting the Applicant affirmed there were no changes in principals or method of operation, again executing and notarizing the same Stipulations Agreement with CB2, Man. that they signed in April/2024 and agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the On-Premises Tavern Liquor License, with those stipulations as follows:
  1. Premises will be advertised and operated as a retail shop, café and tavern featuring backgammon with less than a full service kitchen but will serve food during all hours of operation.
  2. The hours of operation will be 8 AM to 12 AM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
  3. Will not operate as a Lounge or Sports Bar or allow any portion of premises to be operated in that manner.
  4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
  5. Will play recorded background music at conversational levels only, inclusive of any private parties or events.
  6. Will not have televisions.
  7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
  9. Will not install or have French doors, operable windows or open facades.
  10. Will not make changes to the existing façade except to change signage or awning.
  11. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
  12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
  14. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, security personnel/doormen.

15. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
16. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
17. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premises Tavern Liquor License in the name of **Gammon Cafe LLC dba 7 Spring St Cafe 7 Spring St 10012** **unless** the statements presented by the Applicant are accurate and complete and that all the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License, including that the premises be operated with the playing of backgammon as part of its method of operation in order to create public interest for the issuance of this liquor license.

**Vote:** Unanimous, 41 Board Members in favor.

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

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

6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
7. Will follow all rules and regulations of the NYC DOT Open Streets program.
8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

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

**Vote:** Unanimous, 41 Board Members in favor.

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

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

6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
7. Will follow all rules and regulations of the NYC DOT Open Streets program.
8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

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

**Vote:** Passed, 39 Board Members in favor, 2 recusals (C. Booth, V. De La Rosa).

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

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

7. Will follow all rules and regulations of the NYC DOT Open Streets program.
8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

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

**Vote:** Passed, 40 Board Members in favor, 1 recusal (C. Booth).

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

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License (Lic. ID #0340-22-104357, exp. 8/31/2026) to add roadway seating as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
  1. Dining Out NYC Roadway seating will substantially conform to submitted diagram and have no more than 15 tables and 30 seats on Bond Street between Lafayette Street and Bowery.
  2. Hours of operation for the Dining Out NYC roadway seating will be from 12 PM to 11 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
  3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
  4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
  5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
  6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
  7. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.

8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

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

**Vote:** Passed, 40 Board Members in favor, 1 recusal (C. Booth).

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

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License (Lic. ID #0340-23-130200, exp. 9/30/2025) to add sidewalk and roadway seating as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
  1. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 2 tables and 12 seats on Bond Street between Lafayette Street and Bowery.
  2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 5 tables and 16 seats on Bond Street between Lafayette Street and Bowery.
  3. Hours of operation for the Dining Out NYC sidewalk and roadway seating will be from 12 PM to 11 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
  4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
  5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
  6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
  7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.

8. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

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

**Vote:** Passed, 40 Board Members in favor, 1 recusal (C. Booth).

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

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License (Lic. ID #0340-23-130200, exp. 9/30/2025) to add roadway seating as part of the NYC DOT Open Streets program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new NYC DOT Open Streets program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
  1. Open Streets seating will substantially conform to submitted diagram and have no more than 7 tables and 28 seats on Bond Street between Lafayette Street and Bowery.
  2. Hours of operation for the NYC DOT Open Streets seating will be from 10 AM to 11 PM Saturdays and Sundays and 4:30 PM to 11 PM Mondays through Fridays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
  3. All outdoor patrons will be seated and all waitstaff access to Open Street seating will be from within the establishment’s frontage and service will be only from within the establishments NYC DOT Open Streets seating boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
  4. There will be no host stands, bus or service stations on the sidewalk or in the roadway.
  5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
  6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
  7. Will follow all rules and regulations of the NYC DOT Open Streets program.

8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

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

**Vote:** Passed, 40 Board Members in favor, 1 recusal (C. Booth).

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

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

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on March 4, 2025, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Hedges Hospitality LLC dba Little Fru 59 Grand St 10013** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 41 Board Members in favor.

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

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on March 4, 2025, the Applicant requested **to lay over** this application to April/2025 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **470 Broome Cafe LLC dba Francesco 55 ½ Greene St aka 470 Broome St 10013** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a

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

**Vote:** Unanimous, 41 Board Members in favor.

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

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on March 4, 2025, the Applicant requested **to lay over** this application to April/2025 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Cantiere NY LLC dba Cantiere Hambirreira 41 Kenmare St 10012 until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 41 Board Members in favor.

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

**Whereas**, during this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on March 4, 2025, the Applicant requested **to lay over** this application to April/2025 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Host on Howard LLC dba Host on Howard 21 Howard St. 10013 until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 41 Board Members in favor.

## SLA 2 LICENSING

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

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate a Japanese izakaya offering yakitori and other small plates on the ground floor of a C2-6-zoned, three (3)-story mixed-use building (c. 1830, altered 2008) on Bleecker Street between 7<sup>th</sup> Avenue South and Morton Street (Block #587/Lot #24), the building falling within NYC LPC’s designated Greenwich Village Historic District Extension II; and
- ii. **Whereas**, the ground floor storefront is approximately 2,300 sq. ft. with 1500 sq. ft on the ground floor connected by an interior staircase to an 800 sq. ft. basement, there being no patron use of the basement; there will 13 tables and 50 seats and one bar with six (6) seats for a total seated capacity of 56 persons; there is one (1) entry which will serve as patron ingress and egress, one (1) emergency exit and two (2) patron bathrooms; there being operable doors already existing that open out to the sidewalk; and
- iii. **Whereas**, the hours of operation will be from 11 AM to 12 AM Sundays through Saturdays (7 days a week) with no delivery orders taken later than 11 PM; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen; and
- iv. **Whereas** the storefront premises was previously licensed as Lindsey Buffet Restaurant Inc. dba Kumo Sushi (Lic. ID #0240-19-112342, SN#1259907.0) for over 10 years; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:
  17. Will operate a full-service Japanese izakaya restaurant serving yakitori and other small plates ranging from sushi and sashimi to grilled meats and vegetables with the kitchen open and full menu items available until closing every night.
  18. The hours of operation will be from 11 AM to 12 AM Sundays through Saturdays with no delivery orders taken past 11 PM. All patrons will be cleared and no patrons will remain after stated closing time.
  19. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  20. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.

21. 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.
22. Will not have televisions.
23. Will close all doors and windows at all times, allowing only for patron ingress and egress.
24. Will not have patron occupancy/service to any portion of the basement of licensed premises.
25. Will not install or have French doors, operable windows or open facades.
26. Will not make changes to the existing façade except to change signage or awning.
27. Will have not more than 24 private parties/events per year.
28. Will not take delivery orders past 11 PM and will work with delivery services to prevent noise and commotion on sidewalk.
29. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
30. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
31. 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.
32. 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.
33. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
34. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

vi. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **115 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 9 pending licenses within this same area, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule, the Applicant having met with the Central Village Block Association as well as other neighboring block associations and residents and having gained their support for the liquor license application; and

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

**Vote:** Unanimous, 41 Board Members in favor.

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

- i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a full-service Thai restaurant located in a residentially zoned area in a 3-story building (ca. 1850) located on West 10<sup>th</sup> Street between Greenwich Avenue and 6<sup>th</sup> Avenue for a roughly 2,000 sq. ft. premise (1,200 sq. ft. ground floor and 800 sq. ft. in the basement with no patron use of the basement) with 10 tables and 24 table seats, no stand up bar for a total of 24 interior seats, there is an enclosed rear yard garden of approximately 400 sq. feet with an additional 11 outdoor tables and 40 seats for a total combined seated occupancy of 64 persons; there is one entrance, one exit, and one bathroom; a Letter of No Objection from 2016 exists in conjunction with use for eating and drinking; and
- ii. Whereas**, the hours of operation will be Sundays through Saturdays from 12 PM to 11 PM (7 days a week); music will be recorded quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, and no movable barriers; no security personnel or doormen; there is no sidewalk café, roadbed dining or use of any other exterior space included with this application; and
- iii. Whereas** the location had most recently operated with an On-Premises Restaurant Liquor License and similar method of operation from approximately 2021 through 2024 under the name of Sabiangboon8 Inc dba Pinto Garden (Lic. ID # 0340-21-117268, exp. 10/31/25) and prior to that operated similarly as a restaurant with a Restaurant Wine license; and
- iv. Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of the On-Premises Restaurant Liquor License and those stipulations are as follows:
  18. Premises will be operated and advertised as full-service Thai restaurant with the kitchen open and full menu items available until closing every night.
  19. Hours of operation will be 12 PM to 11 PM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
  20. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  21. Will operate my backyard garden for dining purposes only, there will be no music, no speakers, no private parties, no bars and will have mitigation enclosure, rear yard will open no earlier than 12 PM and close no later than 10 PM every day/night (all patrons and staff will be cleared at this hour, area closed and lights turned off).
  22. There will be no sidewalk café and/or roadbed seating.
  23. 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.
  24. Will not have televisions.

25. Will have one bar with no seats.
26. Will close all doors and windows at all times, allowing only for patron ingress and egress.
27. Will not have patron occupancy/service to any portion of the basement of licensed premises.
28. Will not install or have French doors, operable windows or open facades.
29. Will not make changes to the existing façade except to change signage or awning.
30. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
31. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
32. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
33. 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.
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, Man. prior to submitting any changes to any stipulation agreed to herein.

- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **65 active licensed premises** within 750 ft. and 7 pending licenses according to LAMP; the Applicant having met with the West 10<sup>th</sup> Street Block Association and #10 Patchin Place and receiving their support, the Applicant’s closing hours and the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations and not extending the hours; and

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

**Vote:** Unanimous, 41 Board Members in favor.

3. **Dante Grove St LLC dba Dante 79 81 MacDougal St 10012** (OP–Restaurant) (Alteration: Dining Out NYC–Sidewalk and Roadway)
  - i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License (Lic. ID #0340-23-137961, exp.

10/31/2025) to add sidewalk and roadway seating as part of the Dining Out NYC program to their licensed premises; and

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

10. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 7 tables and 14 seats on MacDougal Street between Bleecker and East Houston Streets.
11. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 6 tables and 20 seats on MacDougal Street between Bleecker and East Houston Streets.
12. Hours of operation for the Dining Out NYC sidewalk and roadway seating will be from 10 AM to 10 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
13. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
14. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
15. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
16. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
17. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
18. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

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

**Vote:** Unanimous, 41 Board Members in favor.

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

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

**Vote:** Unanimous, 41 Board Members in favor.

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

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

5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
  6. Will not have televisions.
  7. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
  8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  9. Will ensure emergency exits are alarmed doors to prevent patron and employee access aside from in case of emergency.
  10. Will not have patron occupancy/service to any portion of the basement of licensed premises.
  11. Will have not more than 15 private parties/events per year.
  12. Will not install or have French doors, operable windows or open facades.
  13. Will not make changes to the existing façade except to change signage or awning.
  14. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
  15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  16. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
  17. Will not have dancing, DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or metal barricades or security personnel.
  18. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
  19. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
  20. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **95 active licensed premises** within 750 ft. and 5 pending licenses according to LAMP, the Applicant having done outreach to the Bedford Barrow Commerce block association and some nearby residents, obtaining most of their support with the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations and not extending the hours; and

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

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

**Vote:** Unanimous, 41 Board Members in favor.

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

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

stating that the premises has undergone major renovations which include additional sound insulation, the bar that was at the front of the premises has been moved to the rear, and that they will be utilizing curtains in the entry vestibule as well as in the rear bar/lounge area to separate it from the front seating area; area residents remaining opposed to any use of DJs in a fine-dining restaurant, the Applicants worked with the community and agreed to eliminate the use of live music and DJs from the application, agreeing that music throughout the restaurant would be at background levels at all times and reducing the hours to midnight and 1 AM which aligns with the previous hours at the location; and

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

1. Premises will be operated and advertised as full-service prix fixe fine dining restaurant with the kitchen open and full menu items available until closing every night.
2. Hours of operation will 7 AM to 12 AM Sundays through Wednesdays and 7 AM to 1 AM Thursdays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café operating under the Dining Out NYC program consisting of not more than 11 tables and 22 seats. All patrons will be seated and service will be from within the sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements. No exterior music, speakers or TVs.
5. Sidewalk café will close no later than 10 PM Sundays through Wednesdays and 11 PM Thursdays to Saturdays. All tables and chairs will be secured at this hour.
6. No roadbed seating.
7. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No subwoofers. No music will be audible in any adjacent residences at any time.
8. Will have not more than 10 private parties/events per year.
9. Will not have televisions.
10. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
11. Will close all doors and windows at 9 PM every night, allowing only for patron ingress and egress.
12. Will not have patron occupancy/service to any portion of the basement of licensed premises.
13. Will not make changes to the existing façade except to change signage or awning.

14. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
  15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  16. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
  17. Will not have dancing, DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or metal barricades or security personnel.
  18. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
  19. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
  20. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating
- vii. Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **54 active licensed premises** within 750 ft. and 4 pending licenses according to LAMP, the Applicants having worked with the block associations and area residents to come to an agreement on method of operation, the closing hours and the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations and not extending the hours; and

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

**Vote:** Unanimous, 41 Board Members in favor.

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

- i. Whereas**, the Applicants and the Applicants’ Attorney appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for a new On Premises Tavern Liquor License to operate karaoke venue on the ground floor storefront and cellar of a five (5)-story, mixed-use building (ca. 1900) on West 14<sup>th</sup> Street between 7<sup>th</sup> and 8<sup>th</sup> Avenues (Block #618/Lot #9); and
- ii. Whereas**, the ground floor premises is approximately 5,000 sq. ft. with approximately 2,000 sq. ft. on the ground floor and 3,00 sq. ft. in the cellar, the cellar being accessed by an interior

stairway; there will be approximately 5 tables with approximately 24 lounge seats and one bar with 5 seats in the ground floor entry area, an additional 2 tables, one counter and approximately 20 seats in the cellar seating area with an additional four tables and 35 seats dispersed throughout the three karaoke rooms for a total interior seated occupancy of 84; there are two (2) karaoke rooms in the rear of the ground floor and another karaoke room in the cellar; the premises has one (1) door which will serve as patron ingress and egress, (1) emergency egress, five (5) patron bathrooms; the Applicant may add a door in the rear which will be used only for access to the HVAC system, there will be no use of the rear yard by staff or patrons should the door be added; there is no seating on either the sidewalk or roadways with this application; and

- iii. **Whereas**, the hours of operation will be 2 PM to 12 AM Sundays, 4 PM to 12 AM Mondays through Wednesdays, 4 PM to 2 AM Thursdays and Fridays and 2 PM to 2 AM Saturdays; music will be recorded background music only from iPods/CDs/streaming services outside of the karaoke rooms; inside the karaoke rooms the music will be at entertainment levels, there may be not more than six (6) televisions; there will be no dancing, DJ's, live music, promoted events or scheduled performances, cover fees, velvet rope, security personnel or doormen; t
- iv. **Whereas**, the Applicants have developed their own proprietary software which will be used in connection with the karaoke rooms that have different modes such as regular karaoke, a mode based on singing skills and another based on lyrics; the karaoke rooms will booked primarily on a reservation system with a 2 hour booking minimum, there will be call bells in the karaoke rooms for wait service, the downstairs karaoke room and associated seating area will accommodate private parties of approximately 35 people; the ground floor entry lounge area will accommodate walk-ins and patrons prior to and after their karaoke room reservation; and
- v. **Whereas** the location has been vacant since approximately the end of 2018, it was previously licensed with an On-Premises Restaurant Liquor License from approximately 2016 through 2018 under the name of 248 Hospitality Group LLC dba Black Tap (Lic. ID # 0340-16-103534), and had been licensed under various other names since at least 2010; and
- vi. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the "method of operation" of the On-Premises Tavern Liquor License and those stipulations are as follows:
  - 1. Premises will be operated and advertised as a karaoke venue with less than a full service kitchen but will serve food during all hours of operation.
  - 2. Hours of operation will 2 PM to 12 AM Sunday, 4 PM to 12 AM Mondays through Wednesdays, 4 PM to 2 AM Thursdays and Fridays and 2 PM to 2 AM Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
  - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  - 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.

5. Will play recorded background music at conversational levels only, inclusive of any private parties or events outside of the three karaoke rooms which may have karaoke at entertainment levels. No music will be audible in any adjacent residences at any time.
  6. Will have not more than six (6) televisions.
  7. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
  8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  9. Will ensure doorway to the common hallway is an alarmed door to prevent patron and employee access aside from in case of emergency.
  10. Will direct for hire vehicles to drop off / pick up on 8th Avenue.
  11. Will not have any patron or staff use of the rear yard aside from service to HVAC system when needed.
  12. Will not install or have French doors, operable windows or open facades.
  13. Will not make changes to the existing façade except to change signage or awning.
  14. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
  15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  16. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
  17. Will not have dancing, DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances or velvet ropes or metal barricades.
  18. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
  19. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
  20. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating
- vii. Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Tavern Liquor License at this location, there being **53 active licensed premises** within 750 ft. and 9 pending licenses according to LAMP; the Applicant having met local residents and receiving their support, the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations and not extending the hours; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a On-Premises Tavern Liquor License in the name of **BBNY14 LLC dba Beatbox 248 W 14th St 10011** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into

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

**Vote:** Unanimous, 41 Board Members in favor.

**8. Caliente Cab Rest Co Inc dba Caliente Cab Co 61 Seventh Ave South 10014 (OP–Restaurant) (Alteration: Dining Out NYC–Sidewalk) (*appearance waived*)**

**i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License (Lic. ID #0340-23-131633, exp. 1/31/2027) to add sidewalk seating as part of the Dining Out NYC program to their licensed premises; and

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

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

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

those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 41 Board Members in favor.

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

**i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License (Lic. ID #0340-23-133498, exp. 8/31/2025) to add roadway seating as part of the Dining Out NYC program to their licensed premises; and

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

1. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 6 tables and 12 seats on Barrow Street between West 4<sup>th</sup> and Blecker Streets.
2. Hours of operation for the Dining Out NYC sidewalk and roadway seating will be from 11 AM to 10 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
7. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

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

those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 41 Board Members in favor.

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

- i. Whereas**, this is renotification of an application heard in [April/2023](#) for a new On-Premises Catering Liquor License on multiple floors (1–4 and terrace, 6, 9 & 12) of a recently built twelve story office building that will be occupied by Google LLC, the building taking up a city block on Washington Street but also facing Houston Street and the West Side Highway across from Pier 40 in Hudson Square; this renotification is for floors 1–4 and associated 4<sup>th</sup> floor terrace; and
- ii. Whereas**, the catering facilities will be ancillary to the business operated by Google, and there will be no outside promoters, with the all events being sponsored by Google, and despite there being multiple, large exterior spaces on different floors of the building facing the North, South and West, the service of alcohol beverages will be confined to the interior only, and there will be no exterior service bars or points of service of alcoholic beverages to any exterior location; and
- iii. Whereas**, the hours of operation for the service of alcohol will be from 8:30 AM to 3:30 PM every day/evening, Sunday to Saturday; there will be no exterior music or speakers used in conjunction with the service of alcohol, music on the interior will be quiet background only; there will be no DJ’s, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; and,
- iv. Whereas** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the Catering On-Premises License, with those stipulations as follows:
  1. The premises will offer catering services for the offices of Google LLC during daytime working hours.
  2. The hours of operation will be from 8:30 AM to 3:30 PM every day, Sunday to Saturday.
  3. The Premises will not operate as a Lounge, Tavern, or Sports Bar or allow any portion of the premises to be operated in that manner.
  4. Service of alcoholic beverages will be conducted from the interior of building only. Alcoholic consumption will be permitted at/to exterior locations on the 4<sup>th</sup> floor but the service of alcohol from any exterior areas of the building will be prohibited; there will be no bars, stand-up or service in any exterior areas of the building. No sidewalk or roadbed seating.
  5. The Applicant will play quiet ambient recorded background music only; no exterior music—no music will be audible in any adjacent residences at any time.

6. It will comply with the NYC Department of Buildings Regulations & and keep current at all times required Permits & Certificates.
7. It will not have unlimited drink or unlimited food and and drink specials; it will not have “boozy brunches” or serve pitchers of beer.
8. There will be no bottle service or the sale of alcohol in bottle form, except for the sale of bottles of beer, cider, and wine products purchased from the grocery area for consumption outside of the store.
9. It will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, or security personnel/doorman.
10. It will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
11. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

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

**Vote:** Unanimous, 41 Board Members in favor.

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

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

there will be no DJ's, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; and,

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

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

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

**Vote:** Unanimous, 41 Board Members in favor.

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

**i. Whereas**, this is renotification of an application heard in [April/2023](#) for a new On-Premises Catering Liquor License on multiple floors (1–4 and terrace, 6, 9 & 12) of a recently built

twelve story office building that will be occupied by Google LLC, the building taking up a city block on Washington Street but also facing Houston Street and the West Side Highway across from Pier 40 in Hudson Square; this renotification is for the 9<sup>th</sup> floor of the premises; and

- ii. **Whereas**, the catering facilities will be ancillary to the business operated by Google, and there will be no outside promoters, with all events being sponsored by Google, the service of alcoholic beverages will be confined to the interior only, and there will be no exterior service bars or points of service of alcoholic beverages to any exterior location; and
- iii. **Whereas**, the hours of operation for the service of alcohol will be from 8:30 AM to 3:30 PM every day/evening, Sunday to Saturday; there will be no exterior music or speakers used in conjunction with the service of alcohol, music on the interior will be quiet background only; there will be no DJ's, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; and,
- iv. **Whereas** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the "Method of Operation" of the Catering On-Premises License, with those stipulations as follows:
  - 1. The premises will offer catering services for the offices of Google LLC during daytime working hours.
  - 2. The hours of operation will be from 8:30 AM to 3:30 PM every day, Sunday to Saturday.
  - 3. The Premises will not operate as a Lounge, Tavern, or Sports Bar or allow any portion of the premises to be operated in that manner.
  - 4. Service of alcoholic beverages will be conducted in the interior of the 9<sup>th</sup> floor only; there will be no bars, stand-up or service in any exterior areas of the building.
  - 5. The Applicant will play quiet ambient recorded background music only; no exterior music—no music will be audible in any adjacent residences at any time.
  - 6. It will comply with the NYC Department of Buildings Regulations & and keep current at all times required Permits & Certificates.
  - 7. It will not have unlimited drink or unlimited food and and drink specials; it will not have "boozy brunches" or serve pitrs of beer.
  - 8. There will be no bottle service or the sale of alcohol in bottle form, except for the sale of bottles of beer, cider, and wine products purchased from the grocery area for consumption outside of the store.
  - 9. It will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, or security personnel/doorman.
  - 10. It will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
  - 11. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

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

**Vote:** Unanimous, 41 Board Members in favor.

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

- i. Whereas**, this is renotification of an application heard in [April/2023](#) for a new On-Premises Catering Liquor License on multiple floors (1–4 and terrace, 6, 9 & 12) of a recently built twelve story office building that will be occupied by Google LLC, the building taking up a city block on Washington Street but also facing Houston Street and the West Side Highway across from Pier 40 in Hudson Square; this renotification is for Floor 12 and associated 12<sup>th</sup> floor terrace which is located on the north, south, east and west sides of the building; and
- ii. Whereas**, the catering facilities will be ancillary to the business operated by Google, and there will be no outside promoters, with the all events being sponsored by Google, and despite there being multiple, large exterior spaces on different floors of the building facing the North, South and West, the service of alcohol beverages will be confined to the interior only, and there will be no exterior service bars or points of service of alcoholic beverages to any exterior location; and
- iii. Whereas**, the hours of operation for the service of alcohol will be from 8:30 AM to 3:30 PM every day/evening, Sunday to Saturday; there will be no exterior music or speakers used in conjunction with the service of alcohol, music on the interior will be quiet background only; there will be no DJ’s, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; and,
- iv. Whereas** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the Catering On-Premises License, with those stipulations as follows:
  1. The premises will offer catering services for the offices of Google LLC during daytime working hours.
  2. The hours of operation will be from 8:30 AM to 3:30 PM every day, Sunday to Saturday.
  3. The Premises will not operate as a Lounge, Tavern, or Sports Bar or allow any portion of the premises to be operated in that manner.
  4. Service of alcoholic beverages will be conducted from the interior of building only. Alcoholic consumption will be permitted at/to exterior locations on the 12<sup>th</sup> floor but the service of alcohol from any exterior areas of the building will be prohibited; there will

be no bars, stand-up or service in any exterior areas of the building. No sidewalk or roadbed seating.

5. The Applicant will play quiet ambient recorded background music only; no exterior music—no music will be audible in any adjacent residences at any time.
6. It will comply with the NYC Department of Buildings Regulations & and keep current at all times required Permits & Certificates.
7. It will not have unlimited drink or unlimited food and and drink specials; it will not have “boozy brunches” or serve pitchers of beer.
8. There will be no bottle service or the sale of alcohol in bottle form, except for the sale of bottles of beer, cider, and wine products purchased from the grocery area for consumption outside of the store.
9. It will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, or security personnel/doorman.
10. It will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
11. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

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

**Vote:** Unanimous, 41 Board Members in favor.

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

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared in [January/2025](#) before Community Board 2, Manhattan’s SLA Committees #2 to present an application to the NYS Liquor Authority for a Change in Method of Operation to an On-Premises Liquor License to operate a full service, high-end French restaurant and caviar lounge in the ground floor and basement of a C6-2A-zoned, 2-story commercial building (c. 1920) on West 14<sup>th</sup> Street between 7<sup>th</sup> and 8<sup>th</sup> Avenues (Bock #618/Lot #10); and
- ii. **Whereas**, an investor who was disclosed at that January/2025 CB2, Man. meeting, Dustin Drai, is going to be added as a principal to the application, the stipulation agreement signed in January/2025 has been amended as follows **with the bold type being the change on stipulation 20:**

1. Premise will be advertised and operated as a full-service French restaurant with a caviar lounge in the cellar with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be from 12:00 PM to 12:00 AM Sundays through Tuesdays and 12:00 PM to 2:00 AM Wednesdays through Saturdays. No patrons will remain after stated closing time.
3. Will not operate as a Club, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not have televisions.
5. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating now or in the future.
6. Will play recorded background music at conversational levels only and may have live acoustic music, primarily piano (no brass instruments, percussion, microphones or amplification) at background levels on the ground floor. The cellar will have recorded background music only with the exception of private parties in the basement which may have DJs or acoustic live music (no brass instruments, percussion, microphones or amplification). Will install and calibrate sound limiter to ensure that no music will be audible in any adjacent residences at any time.
7. Will have not more than 24 private parties per year.
8. Will do a sound test involving the residents to ensure soundproofing is sufficient so as to prevent music and bass from being heard in residential homes, particularly when there may be DJs.
9. Will not have televisions.
10. Will close all doors and windows at all times, allowing only for patron ingress and egress.
11. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
12. Will ensure emergency egress from cellar to the common hallway is an alarmed door to prevent patron and employee access aside from in case of emergency.
13. There will be no use of rear yard by patrons or staff. Door to rear yard will be closed and alarmed at all times.
14. Will not install or have French doors, operable windows or open façades.
15. Will not make changes to the existing façade except to change signage or awning.
16. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
17. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
18. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
19. Will not have: dancing, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades.
20. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA **other than Dustin Drai**.
21. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

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

**Vote:** Unanimous, 41 Board Members in favor.

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

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

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on March 6, 2025, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Realtek LLC dba Sant Ambroeus 259 W 4th St 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 41 Board Members in favor.

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

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on March 6, 2025, the Applicant requested **to lay over** this application to April/2025 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Puar LLC dba Entwine**

**765 Washington St 10014** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 41 Board Members in favor.

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

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on March 6, 2025, the Applicant requested to lay over this application to April/2025 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA deny any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **The Crystal Room, L.P. dba Blue Ribbon 97 Sullivan St 10012** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 41 Board Members in favor.

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

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on March 6, 2025, the Applicant requested to lay over this application to April/2025 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA deny any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Flexible Fish Corp dba Blue Ribbon Sushi 119 Sullivan St 10012** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application

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

**Vote:** Unanimous, 41 Board Members in favor.

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

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on March 6, 2025, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate **Charlie Boy 263 LLC 263 Bleecker St 10014 until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 41 Board Members in favor.

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

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on March 6, 2025, the Applicant requested **to lay over** this application to April/2025 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Room Service Gansevoort St LLC dba Room Service 63 Gansevoort St aka 22-30 Little West 12th St 10014 until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 41 Board Members in favor.

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

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on March 6, 2025, the Applicant requested **to lay over** this application to April/2025 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Realmuto 117 7th Avenue South LLC dba Realmuto 117 7th Ave South 10014** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 41 Board Members in favor.

**NEW BUSINESS**

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

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

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

**iii. Whereas,** the NYSLA did not permit the Applicant to file the Alteration application to add outdoor seating until they received the permit from DOT and the DOT permit was just issued

on February 14, 2025, the original 30-Day Notice having expired, the Applicant is re-notifying CB2, Man. of their intention to re-file the same alteration application, there is no change in principals or method of operation, the Applicant affirming that the previously signed and executed stipulations would be attached and incorporated into the Change in Method of Operation/Alteration application; and

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

**Vote:** Unanimous, 41 Board Members in favor.

## **STREET ACTIVITIES**

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

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

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

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

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

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

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

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

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

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

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

**Vote:** Unanimous, 41 Board Members in favor.

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

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

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

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

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

**Whereas,** the activation will not feature amplified sound; and

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

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

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

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

**Vote:** Passed, 40 Board Members in favor, 1 recusa1 (D. Raftery).

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

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

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

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

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

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

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

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

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

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

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

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

**Whereas**, CB2’s SAR committee expressed to the applicant the view that it is difficult to form an opinion or render a recommendation on an event without knowing the specific details of the design elements of such event or of the ultimate client / brand being represented by the applicant; now

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

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

**Vote:** Passed, 40 Board Members in favor, 1 recusal (D. Raftery).

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

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

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

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

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

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

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

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

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

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

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

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

**Vote:** Unanimous, 41 Board Members in favor.

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

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

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

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

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

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

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

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

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

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

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

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

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

**Vote:** Passed, 40 Board Members in favor, 1 recusal (E. Olson).

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

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

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

**Vote:** Unanimous, 41 Board Members in favor.

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

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

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

**Vote:** Unanimous, 41 Board Members in favor.

## **FYI / RENEWAL**

- 8. 3.25.25 – Annual Triangle Shirtwaist Fire Commemoration (Sponsor: Sidney Hillman Foundation/Workers United), 1) Washington Pl. bet. Washington Sq. E. & Mercer St. [full street closure]; 2) Greene St. bet. Waverly Pl. & W. 4th St. full street closure]**
- 9. 5.1.25 – Heermance Farm Party in NYC (Sponsor: God’s Love We Deliver, Inc.), Weehawken St. bet. Christopher & W. 10thSts. [SW & curb lane closure-both sides of street]**
- 10. 5.2.25 – NYU Strawberry Festival (Sponsor: New York University – Center for Student Life), W. 3rd St. bet. LaGuardia Pl. & Mercer St. [full street closure]**
- 11. 5.3.25 – GCS 69th Annual Mayfair and Fun Run (Sponsor: Grace Church School), E. 10th St. bet. Broadway & 4th Ave. [full street closure-both sides of street]**

12. 5.3.25 – PEN World Voices Festival- Art Lords Installation (Sponsor: PEN American Center PEN America), Astor Pl. Plaza So. [full]
13. 5.3.25 – PEN World Voices Festival- Indie Lit Fair (Sponsor: PEN American Center PEN America), Lafayette St. bet. Astor Pl. & E. 4th St. [SW & street closure-E.]
14. 5.3.25 – PS 130 Family Wellness Day (Sponsor: PS 130 Parents Association), Hester St. bet. Baxter & Mulberry Sts. [full street closure]
15. 5.11.25 – Pride On Astor Fair (Sponsor: Pride Democrats), Astor Pl. bet. Broadway & 4th Ave. [full street closure]
16. 5.14.25 – Grad Alley (Sponsor: New York University), 1) W. 4th St. bet. Mercer St. & Washington Sq. E. [full street closure-full]; 2) Washington Sq. So. bet. Washington Sq. E. & LaGuardia Pl. [full street closure-full]; 3) LaGuardia Pl. bet. Washington Sq. So. & W. 3rd St. [full street closure-full]; 4) Washington Sq. E. bet. W. 4th St. & Washington Pl. [full street closure-full]; 5) Greene St. bet. W. e4th St. & Washington Pl. [full street closure-full]; 6) Washington Pl. bet. Washington Sq. E. & Mercer St. [full street closure-full]
17. 5.17.25 – P.A.L. Festival (Sponsor: Police Athletic League), Broadway bet. E. 14th St. & Waverly Pl. [full street closure-full]
18. 5.21.25 – HFSI Fashion Show (Sponsor: Meatpacking District Management Association), W. 12th/13th Gansevoort Pedestrian Plaza [full]
19. 5.24.25 – Bleecker St Fair (Sponsor: Village Reform Democratic Club), Bleecker St. bet. 7th Ave. So. & 8th Ave. [full street closure-full]
20. 5.24.25 – Astor Place Fair (Sponsor: Ninth Precinct Community Council), Astor Pl. bet. Broadway & Lafayette St. [full street closure-full]
21. 5.25.25 – Washington Sq. Spring Fair (Sponsor: Bailey House), Washington Sq. No. bet. Macdougall St. & University Pl. [full street closure-full]
22. 5.30.25 – Family Fun Day (Sponsor: Academy of St Joseph), Washington Pl. bet. Barrow St. & 6th Ave. [full street closure-full]
23. ~~6.1.25 – STONEWALL Village Fair and Expo (Sponsor: STONEWALL Rebellion Veterans Association), Broadway bet. E. 14th St. & Waverly Pl. [full street closure-full]~~
24. 6.1.25 – LREI Street Fair (Sponsor: LREI), Charlton St. bet. 6th Ave. & Varick St. [full street closure-full]
25. 6.29.25 – PrideFest 2025 (Sponsor: Heritage of Pride, Inc.), 1) 4th Ave. bet. E. 10th & 13th Sts. [full street closure-full]; 2) E. 13th St. bet. Broadway & 4th Ave. [full street closure-full]; 3) 12th St. bet. Broadway & 3rd Ave. [full street closure-full]; 4) E. 10th St. bet. Broadway & 4th Ave. [full street closure-full]
26. 6.2.25 – StageFest at PrideFest 2025 (Sponsor: Heritage of Pride, Inc.), 4th Ave. bet. E 9.th & E. 10th Sts. [full street closure-full]
27. 6.14.25 – Bleecker Street Fair (Sponsor: Bleecker Area Merchants and Residents Association), Bleecker St. bet. Broadway & 6th Ave. [full street closure-full]
28. 6.13.25 – Festival of Saint Anthony (Sponsor: St. Anthony Roman Catholic Church), Sullivan St. bet. Prince & W. Houston Sts. [full street closure-full]

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

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of renewal applications 8 through 22 and 24 through 28 **provided that** the applications conform with all applicable laws, rules, and regulations.

**Vote:** Unanimous, 41 Board Members in favor.

By Motion duly made and seconded, item 23 was returned to Committee:

23. STONEWALL Village Fair and Expo (Sponsor: STONEWALL Rebellion Veterans Association), Broadway between East 14<sup>th</sup> Street and Waverly Place [full street closure-full]

The Motion to return to Committee Passed, with 40 Board Members in favor and 1 against (R. Kessler).

## **STANDING COMMITTEE REPORTS WITHOUT RESOLUTIONS**

### **PARKS AND WATERFRONT**

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

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

The meeting was called due to the notification of termination by HRPT of P3's permit earlier (summer of last year) after unauthorized construction occurred. Despite this, the Trust reaffirmed its commitment to keeping the space for non-commercial (no rental charge), youth sports use and announced a public procurement process to determine its future operator. An RFP will be created and P3 will be able to submit a proposal to remain in the space. Note that P3 also gets permits for outdoor field space throughout the year and HRPT has pledged that those permits will not be impacted by the RFP process, which is important because P3 runs camps during the summer and school breaks as well as after school programs and requires the field permits to do so. Ms. Doyle emphasized that community input would shape the RFP process and that the goal is to minimize

disruption to the space's availability. This CB2 meeting was the first step in that process of gathering community input.

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

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

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

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

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

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

Other speakers noted the size and scope of the local baseball and softball leagues – Greenwich Village Little League, Downtown Little League, Stuyvesant Little League - as well as schools, such as Stuyvesant High School, that use the facility throughout the year. These groups serve thousands of children ages 4 to 17 who have the opportunity to train in the space and take part in the camps. P3 and the leagues provide scholarships to 5% of participants and their impact

extends beyond Manhattan, welcoming kids not just from downtown NYC, but from Brooklyn, Queens, and Long Island City.

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

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

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

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

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

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

At the end of the speakers' comments, HRPT CEO and President, Noreen Doyle, reiterated that the purpose of the CB2 gathering was to help shape an RFP (Request for Proposals) for a public space near a ball field and that the conversation had been very helpful to that end. She noted that the RFP process will aim to ensure equal opportunity for all interested parties to respond by answering specific questions and the goal is to identify public needs and tailor the RFP to meet those needs. Ms. Doyle mentioned that while responses are open to anyone, HRPT will be seeking proposals that serve a broad range of New Yorkers and are accessible, particularly for youth sports and affordable programs. She emphasizes that the RFP is not meant to serve only elite groups, but rather to offer benefits to the general public. Also, HRPT believes that it is important to pair the indoor space to a ball field because doing so supports the Trust's vision of maximizing the benefit of the space. Lastly, Ms. Doyle acknowledged the limitations of any public outreach, noting that it's not possible to reach every interested individual, but HRPT aims to engage as many people as possible from this point forward. Assurances were given that the space will remain dedicated to youth sports and will not be converted to a rental facility. The restructuring is intended to enhance professionalism and ensure better future management. The RFP process is also a way to make sure that in 5 years, if another organization makes a strong argument, they will be considered.

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

Respectfully submitted,  
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