

Valerie De La Rosa, Chair  
Eugene Yoo, First Vice Chair  
Donna Raftery, Second Vice Chair



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

## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE  
NEW YORK, NY 10012-1899

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### FULL BOARD MEETING AGENDA

**DATE:** Wednesday, June 18, 2025  
**TIME:** 6:30 PM  
**PLACE:** In Person at NYU Gould Welcome Center, 50 West 4<sup>th</sup> Street, and via Zoom

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

#### II. ADOPTION OF AGENDA

#### III. REPORTS TO THE PUBLIC

1. Elected Officials' Reports
  2. Borough President's Report
  3. Chair's Report
  4. District Manager's Report
- Andrew Chang  
Valerie De La Rosa  
Mark Diller

#### BUSINESS SESSION

#### IV. APPROVAL OF THE APRIL FULL BOARD MINUTES

#### V. RESOLUTIONS FROM STANDING COMMITTEES

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

#### VI. REPORTS WITHOUT RESOLUTIONS

- Human Services
  - Parks & Waterfront
- Susanna Aaron  
Rich Caccappolo

#### VII. NEW BUSINESS

#### VIII. ADJOURNMENT

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

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

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

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

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

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

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

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### June 2025 Community Board 2 Manhattan Land Use and Housing Committee

The Land Use and Housing Committee met Wednesday, **June 11, 2025** at 6:30pm in-person at the CB2 Conference Room and remote via Zoom.

**Land Use Committee Members present:** Eugene Yoo (Chair), Katy Bordonaro (Vice Chair), Carter Booth, Arturo Fernandez (online not counting towards quorum), Stella FitzGerald (online not counting towards quorum), Donna Raftery, Susan Wittenberg

**Land Use Committee Members absent with notice:** Anita Brandt, David Gruber, Bo Riccobono, Frederica Sigel, Sean Sweeney

**Land Use Committee Members absent without notice:**

**Land Use Committee Public Members present:** *none*

**Land Use Committee Public Members absent without notice:** *none*

**CB2 members present:** Valerie De La Rosa (CB2 Chair), Susan Kent (CB2 Former Chair, Remote), Matthew Pareira

**Note:** there was no quorum at this meeting.

#### **Agenda:**

1. \* 2025 Charter Revision Commission Reports: Continued discussion of proposed charter revision changes affecting Land Use.
  - (a) Mayoral Charter Revision Commission – for the Preliminary Report, please click [here](#).
  - (b) City Council Charter Revision Commission – for the Preliminary Report, please click [here](#), for the Updated Report, please click [here](#).
  - (c) For a presentation on potential issues to be considered in responding to the Charter revisions proposals, please click [here](#).
2. Review of the final report for Community Planning Fellowship Program: “Land Use in CB2/Manhattan: A Temporal Study”

## Resolution #1: Charter Revision Commission

### Whereas:

1. The 2025 New York City Charter Revision Commission was convened by Mayor Eric Adams in December 2024 in order to review the New York City Charter and put forward proposals for its amendment by the voters in November 2025.
2. The Charter Revision Commission published its first preliminary report on April 30, 2025<sup>1</sup>.
3. Sections of the preliminary report highlight proposed changes to the Land Use Review process, housing policies, climate and infrastructure, and the city map. These sections are the focus for this Resolution.
4. Separately, the New York City Council also convened the NYC Commission to Strengthen Local Democracy in December 2024 with the intent to review the New York City Charter and put forward proposals in the 2025 or 2026 ballot; a preliminary report was released on April 21, 2025<sup>2</sup>.
5. On June 12 2025, S590/A3665, a bill passed by the NYS Senate<sup>3</sup> and Assembly<sup>4</sup>, was sent to Governor Kathy Hochul for signature. This legislation aims to change the rules about placing Charter Commission initiatives on the ballot and may allow both the Mayor's and City Council's Charter Revisions to be placed on a ballot simultaneously. Currently, only one Charter Revision initiative may appear on any given ballot.
6. At the highest level, Community Board 2 Manhattan (CB2M) welcomes the opportunity to improve the Uniform Land Use Review Procedure (ULURP), but we do not see that either the Mayor's Commission or the City Council Commission put forward solutions which would work in our community. CB2M has seen that there were serious problems with the most recent neighborhood rezonings – the Hudson Square and SoHo/NoHo/Chinatown rezonings – but neither Commission draws constructive lessons from those problematic processes.
7. Both of the Charter Revision Reports are being introduced before the effects of the City of Yes for Housing Opportunity (COYHO) have been felt, let alone analyzed.

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<sup>1</sup> Charter Revision Commission Preliminary Report, 2025 NYC Charter Revision Commission, "<https://www.nyc.gov/assets/charter/downloads/pdf/2025/2025-Charter-Revision-Commission-Preliminary-Report-DIGITAL.pdf>", April 30, 2025

<sup>2</sup> NYC Commission to Strengthen Local Democracy Preliminary Staff Report to the Commission, NYC Commission to Strengthen Local Democracy, "<https://static1.squarespace.com/static/678ab684e1a2cb193dfc38af/t/68065a4585446c4b9cba176f/1745246790100/Prelim+Report+April+21.pdf>", April 21, 2025

<sup>3</sup> S590, NYS Senate, "<https://www.nysenate.gov/legislation/bills/2025/S590/amendment/A>", January 8, 2025

<sup>4</sup> A3665, NYS Assembly, "<https://www.nysenate.gov/legislation/bills/2025/A3665/amendment/A>", January 29, 2025

8. Overall, the Mayor's Commission reduces the local input which the Community Board strives to provide. There is no recognition that Community Boards can improve projects, make them move forward more smoothly, and achieve better results.
9. Overall, the City Council Commission supports local input into zoning issues but does not provide the resources that Community Boards need to respond to or generate zoning projects which work for their localities.

#### 10. ULURP

- a. Neither Commission offers the framework for reevaluation of previous ULURP actions. Such a framework could help us develop a way to improve ULURP going forward.
- b. Mayor's Commission (in response)
  - i. Focuses on the length of time of ULURP, which has a mandated 7.5 month period.
  - ii. The Commission inaccurately states that ULURP requires a "multi-year process."
  - iii. And yet, the ULURP pre-certification period takes an average of years to occur. Pre-certification is not a mandated event. It is a process undertaken voluntarily and wisely by the developer.
  - iv. CB2M consistently meets the ULURP deadlines and will continue to meet our mandated timelines.
  - v. Diminishes the time for ULURP applications from the current 90 days to 60 days.
    1. The current 90 days often feels insufficient time for review. 60 days is not acceptable.
    2. Even though Community Boards will still be required to perform all their current functions, they will have less time in which to do so.
    3. While the Commission focuses on "small projects," in actuality, Community Boards could benefit from more time on large projects such as rezonings or the City of Yes, Housing Opportunity (which while not a ULURP action, used the ULURP timetable)

#### 11. Categories of Projects

- a. The Mayor's Commission calls out "small" projects
  - i. The Commission does not provide an adequate definition of "small" project.
  - ii. The Commission claims that "small" projects incur large rezoning costs, but an urban planner that has worked with community boards was able to find examples that disputed this claim
- b. The Mayor's Commission suggests streamlining "categorically beneficial projects"

- i. Once again, the Commission does not provide a definition of this term.
- ii. Local review during ULURP has proven to be beneficial for projects such as 388 Hudson Street, where CB2M pushed for a greater amount of 100% permanently affordable housing and two floors of a NYC Parks Department recreation center on city-owned land.

## 12. Roles

- a. The Mayor's Commission recommends changes in the roles of the Borough President, the Speaker of the City Council, Members of the City Council, and the Community Boards. These changes generally diminish the input and power of these entities
  - i. CB2M does not support such diminution.
  - ii. These changes in roles lessen community input. CB2M supports protecting and increasing community input.
  - iii. The Commission recommends setting up a mechanism to override City Council decisions with a small group controlled by the Mayor. This does not protect local input and overrides the electoral process.

## 13. Member deference

- a. The Commission focuses on a practice known as member deference which the Commission claims impedes zoning changes.
  - i. Member deference is not a written policy but a City Council practice.
  - ii. Member deference allows local concerns to be recognized and protected.

## 14. Comprehensive planning

- a. Mayor's Commission
  - i. Fair Housing Framework allows the Community Board to discuss plans and issues with DCP to help inform the district context and make goals inline with the community
  - ii. CB2M has a history of advocating for housing in rezoning plans and then having the city designate these areas for office use and criticize CB2M for being unwilling to accept new housing.
  - iii. When the city promotes job creation in CB2M, they do not plan for concomitant workforce housing in CB2M.
  - iv. The Mayor's Commission does not insure that new zoning also requires investments in new infrastructure, transportation, and open space, among other local amenities.
- b. City Council Commission
  - i. Recommends the exploration of expanded 197a community planning rules without expanding Community Board resources to perform the task.
  - ii. Community Board term limits are an impediment to the continuity necessary to complete a years-long 197a plan.

- iii. Recommends increasing the number of votes on the CPC required to disapprove a land use action if the Community Board, Borough President, and Borough Board all recommend approval of a land use action, giving more weight to local input.
15. Zoning administrator
- a. We need a definition of this position and how it would function inside the existing structure. As presented this role is undefined and unsupportable as a result.
  - b. If this position is created, Community Board and public input must still be required in such a person's processes.
  - c. CB2M requires a well-thought out plan for this additional person.
16. Revocable Consent
- a. The Mayor's Commission suggests changes to the rules around revocable consent and franchises.
17. City map
- a. The Mayor's Commission recommends digitizing the City Map.
  - b. CB2M sees this as a positive as long as the Commission can reference all aspects of the map, even those which elude digitization.
  - c. CB2M recognizes that not all boroughs have the same mapping conventions. A one-size-fits-all solution, a central map division, may not work.

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

1. Opposes a reduction in the ULURP review process from 90 days to 60 days, which would diminish the time for the public to weigh in on projects that have lasting effects on the local framework of the City.
2. Advises that the Commission's focus on ULURP timelines completely ignores the importance and impact of the pre-certification phase, where developers – recognizing the importance of local and community board input – invest the time and effort to engage the community in order to produce a better outcome
3. Fails to see the benefit of running concurrent public reviews at the Community Board and Board President levels, when the reviews should roll up from the Community Board level to the Borough President.
4. Finds it difficult to support the recommendation of a streamlined ULURP for “small projects” and “categorically beneficial projects” given that these terms are not sufficiently defined.
5. Supports a local review process that could benefit projects deemed “categorically beneficial”.
6. Does not support changes in the roles of the Borough Presidents, City Council Speaker, Members of the City Council, and Community Boards that would diminish local community input.

7. Strongly opposes the creation of a three-member panel that can override the decisions of the democratically-elected 51-member City Council with just two votes from a mayoral-appointed troika.
8. Disagrees with efforts to weaken member deference, particularly when member deference is not even codified in the City Council, and that the role of local councilmembers is to be experts on local issues.
9. Finds the Mayor's Commission's suggestions for Comprehensive Planning inadequate; as an example, when rezonings occur, there should be a requirement for much-needed investment in impacted infrastructure and local services.
10. Agrees with the recommendation to increase the number of votes on the CPC required to disapprove a land use action if the Community Board, Borough President, and Borough Board all recommend approval of a land use action, giving more weight to local input.
11. Finds that the recommendation of adding a zoning administrator requires additional definition, as well as specifics on how community input would be preserved for processes that are decided by such an administrator
12. Opposes rules that would weaken public input and influence over revocable consent and franchises.
13. Supports efforts to modernize and digitize the City Map, as long as the Commission can reference all aspects of the map and respect borough-specific conventions.
14. Recommends that ULURP can be improved by allocating additional resources to Community Boards to aid in larger, more complex applications such as rezonings and changes to the zoning text.

**Further be it resolved, that CB2M:**

15. Recommends that a process is put in place to examine the effectiveness of large land use actions, such as Rezonings, to gather metrics on the net additions to the housing stock (including types of housing, the number and square footage of housing units, and analysis of displaced residents), the mix of residential versus office and commercial uses, and whether the stated goals of the land use action were ultimately successful. This sorely needed analysis would help guide communities in navigating future proposed land use actions.

**Vote:** None taken (no quorum at meeting)

2. Final report for Community Planning Fellowship Program: “**Land Use in CB2/Manhattan: A Temporal Study**”.

Report in the following pages.

DRAFT

DRAFT

Valerie De La Rosa  
Chair, Community Board 2/Manhattan

Eugene Yoo  
Chair, CB2/M Land Use Committee

DRAFT



**THE PAST &  
PRESENT OF  
AFFORDABLE  
HOUSING IN  
MANHATTAN  
COMMUNITY  
BOARD 2**



FUND FOR THE CITY OF NEW YORK

*Lauren Leiker*  
2025

# INTRODUCTION

## *Neighborhood Context*

Community Board 2 is a dynamic and diverse district in Manhattan, bounded by 14th Street, Canal Street, the Bowery/Fourth Avenue, and the Hudson River, encompassing neighborhoods like Greenwich Village, Little Italy, SoHo, NoHo, Hudson Square, Chinatown, and the Meatpacking District. The area has experienced steady population growth, reaching 92,445 in the 2020 Census, bolstered by students from five major universities whose presence adds to the district's vibrancy. While the community retains its historical, middle-class, and artistic character, economic disparities are growing, with a high median income of \$127,116 contrasting with an 8% poverty rate. Housing affordability is a pressing issue, as Community Board 2 has the city's highest median rent at \$2,311, with a significant portion of renters burdened by housing costs [1]. Over the past years, the Statement of District Needs for Community Board 2 has mentioned housing, and specifically affordability, as a key issue for the area and a topic of major concern for both long-term residents and newcomers to the area.

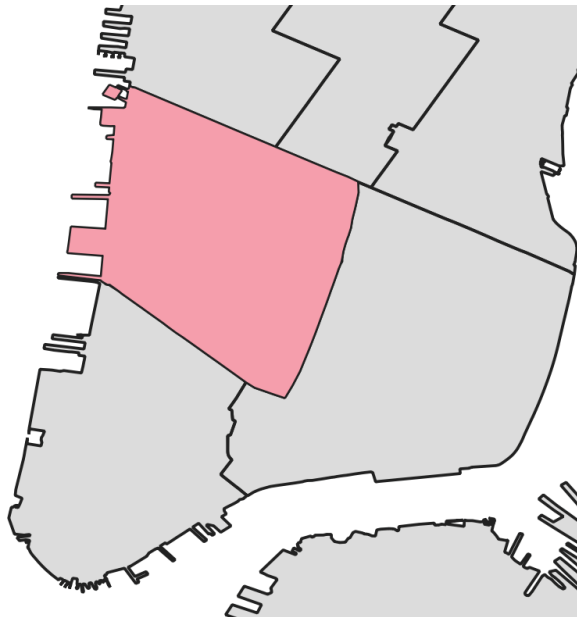


Figure 1: Community Board 2

## *Statement of District Needs*

The FY26 Statement of District Needs for Community Board 2 identifies its three most pressing issues as homelessness, schools, and affordable housing. Affordable housing remains a critical issue, with few available sites for development in CB2. CB2 is committed to preserving existing affordable units by protecting rent-stabilized apartments, live-work artist spaces, and loft law housing, while endorsing policies that prevent tenant displacement and unnecessary upzoning. CB2 places affordable housing at the center of its housing, economic development, and land use priorities. Historically, the Board has strongly advocated for increased city investment in 100% affordable housing, adaptive reuse of existing buildings, and stricter requirements under the Mandatory Inclusionary Housing program to ensure deeper affordability and eliminate loopholes, especially with very few undeveloped parcels remaining in the district. The Board also continues to be a proponent of the preservation and

protection of its existing stock of affordable housing, which includes rent-stabilized units, artist live-work spaces, and Mitchell Lama housing, though this stock is at risk due to many factors.

In response to the ongoing loss of affordable units, CB2 supports anti-displacement policies that restrict upzoning on rent-regulated sites, limit vertical additions that do not yield affordable housing, and require a Certification of No Harassment before redevelopment. The Board also emphasizes the importance of strategic zoning and land use decisions, as seen in the Special Hudson Square District, to balance residential growth with community character and inclusionary housing. These trends highlight the escalating challenges facing affordable housing in CB2, where limited development opportunities, the steady erosion of existing affordable units, and rising displacement pressures underscore the need for a clear understanding of the scale and complexity of the crisis.

## ***Project Goals and Scope***

The initial proposal for this project was centered around these questions:

*How has land use in Manhattan, CB2, evolved over the last twenty years, particularly in terms of residential, commercial, and mixed-use developments? What are the trends in housing types (e.g., market, rent-stabilized, and rent-controlled rentals; co-ops and condos; multi-units; single-family homes), and how have these trends been influenced by factors such as the commercialization of housing stock (e.g. Airbnb, VRBO, etc.), development incentives, and zoning regulations?*

Considering the district's context and identified needs, the availability of relevant data, and the constraints of the project timeline, the scope was refined to concentrate on housing trends within the district, with particular emphasis on affordable housing, which continues to be a central priority.

## ***Refined Project Description***

Given the housing trends in the city, and in light of a historically low vacancy rate of 1.4%, it is clear that citywide, and especially in CB2, affordable housing is a pressing issue [2]. In light of these trends, it becomes critical to investigate the nature, distribution, and trajectory of affordable housing within CB2 in order to better understand the factors contributing to its decline and identify opportunities for preservation and expansion.

Thus, we are guided to answer the following questions:

*Where are affordable housing units located in Manhattan Community Board 2? What patterns emerge when looking at the net loss of units over time? What kind of affordable housing exists in CB2, and how are they funded? What steps can be taken to preserve the current stock of affordable housing units, or create more affordable housing in the district?*

By understanding the the scope and scale of the loss of affordable housing units, within

the context of the overall housing crisis, this project can help inform best next steps within the community board, including areas of policy intervention, possible sites for new housing projects, and providing an explanation of current and past trends in the neighborhoods so many call home.

## **PROJECT**

### ***Assessment of Rent Stabilized Units***

The first part of this project involves assessing the past and current stock of rent stabilized units in the district in order to determine what trends exist, especially concerning the loss of these units over time. By analyzing these trends, this study seeks to provide deeper context for the overall loss of affordable housing in the district, as well as to identify what patterns and factors contributing to the conversion of these units into market-rate stock emerge from the data.

### ***Methodology & Data Sources***

To begin the analysis, I identified buildings containing at least one rent-stabilized unit by drawing on datasets from the New York City Department of Finance and the Department of Housing Preservation and Development. The primary dataset, accessed using Python-based data scraping methods, included tax bill records detailing the number and location of rent-stabilized units within individual buildings. This data was then filtered to focus specifically on properties located within Manhattan Community Board 2. To enhance the accuracy of the analysis, entries showing apparent increases in rent-stabilized units were excluded. Given the nature of the data collection methods, such increases likely reflect administrative errors, inconsistencies in reporting, or other anomalies, rather than genuine growth in affordable housing stock. As a result, the analysis focused exclusively on buildings with a net loss of rent-stabilized units, which are more reliably documented. While the erosion of rent-stabilized housing is particularly visible in CB2, it is emblematic of a broader citywide trend. To situate these local findings within a wider context, additional data from the New York City Rent Guidelines Board was used to examine patterns in affordable housing across the five boroughs.

### ***City-Wide Context***

A key question to understand when identifying trends in affordable housing is not just how many units are being lost or gained over time, but what systemic and policy-driven forces are causing these fluctuations. The most recent report from the Rent Guidelines Board provides critical insight into the mechanisms behind the loss of rent-stabilized units, revealing long-term trends that continue to erode New York City's affordable housing stock. (Figure 2). Chief among these was luxury decontrol. Luxury decontrol, formally known as high-rent vacancy decontrol and high-income deregulation, was introduced in New York State in the 1990s as part of broader rent regulation reforms. Enacted under the Rent Regulation Reform Act of 1997, the policy allowed landlords to remove apartments from rent stabilization if the rent exceeded a certain threshold and either became vacant or was occupied by tenants earning above a specified income level for two consecutive years. Intended to encourage investment in the rental market and reduce regulation on high-end units, luxury decontrol became a major driver of affordable housing loss over the next two decades. The policy was widely criticized for incentivizing tenant turnover and deregulation in gentrifying neighborhoods. In 2019, the Housing Stability and Tenant Protection Act eliminated luxury decontrol altogether, signaling a shift toward preserving the city's rent-stabilized housing stock. This practice, along with vacancy decontrol, which permits deregulation of units once tenants vacate, has consistently been the primary cause of unit loss.

Before 2019, this was a significant driver of the reduction of rent stabilized units (Figure 3).

Additionally, the expiration of 421-a tax benefits, a program initially designed to incentivize the development of affordable housing, has led to thousands of units reverting to market rate once compliance periods end. After 2019, this became the most significant reason units were removed from rent stabilization (Figure 3). These policy loopholes and expirations demonstrate how rent-stabilized housing is not merely being lost through neglect or redevelopment, but through structured mechanisms embedded in the city's housing laws and incentives.

	High-Rent High-Income Deregulation*	High-Rent Vacancy Deregulation*	Co-op/Condo Conversion	421-a Expiration	J-51 Expiration	Substantial Rehab	Commercial/Professional Conversion	Other	Total
1994	904	565	5,584	2,005	1,345	332	139	1,904	12,778
1995	346	1,047	4,784	990	1,440	334	113	1,670	10,724
1996	185	1,325	4,733	693	1,393	601	117	1,341	10,388
1997	160	1,204	3,723	1,483	1,340	368	109	1,365	9,752
1998	372	2,384	3,940	2,150	1,412	713	78	1,916	12,965
1999	283	3,785	2,822	3,514	1,227	760	110	1,335	13,836
2000	230	2,934	3,147	3,030	884	476	729	1,372	12,802
2001	214	4,982	2,153	770	1,066	399	88	1,083	10,755
2002	262	6,144	1,774	653	1,081	508	45	954	11,421
2003	198	8,204	1,474	651	854	340	59	912	12,692
2004	194	8,856	1,564	493	609	268	79	954	13,017
2005	265	9,272	1,692	451	545	692	111	1,017	14,045
2006	301	9,983	1,567	263	236	350	135	1,139	13,974
2007	309	10,342	1,455	161	270	297	66	1,304	14,204
2008	278	12,800	1,405	376	176	421	56	1,321	16,833
2009	457	13,557	1,153	1,075	286	441	62	1,557	18,588
2010	336	12,911	1,130	657	143	274	32	1,424	16,907
2011	212	11,364	1,098	415	230	174	29	653	14,175
2012	165	6,713	924	336	244	481	74	562	9,499
2013	127	4,801	774	757	188	308	31	611	7,597
2014	186	6,235	789	1,011	137	226	13	416	9,013
2015	109	8,049	618	1,079	287	288	13	369	10,812
2016	146	4,690	665	749	460	216	160	438	7,524
2017	107	3,517	672	1,363	363	211	24	400	6,657
2018	109	4,628	791	1,016	375	209	7	333	7,468
2019	160	7,878	600	892	423	260	12	1,038	11,263
2020	47	2,216	481	1,885	355	175	2	1,471	6,632
2021	0	0	480	1,959	397	158	2	2,428	5,424
2022	0	0	529	1,763	369	322	3	3,983	6,969
2023	0	0	653	3,548	231	554	8	4,700	9,694
<b>Total</b>	<b>6,662</b>	<b>170,386</b>	<b>53,174</b>	<b>36,188</b>	<b>18,366</b>	<b>11,156</b>	<b>2,506</b>	<b>39,970</b>	<b>338,408</b>

Figure 2: Subtractions from Rent Stabilized Housing Stock, 1997-2023 (Rent Guidelines Board)

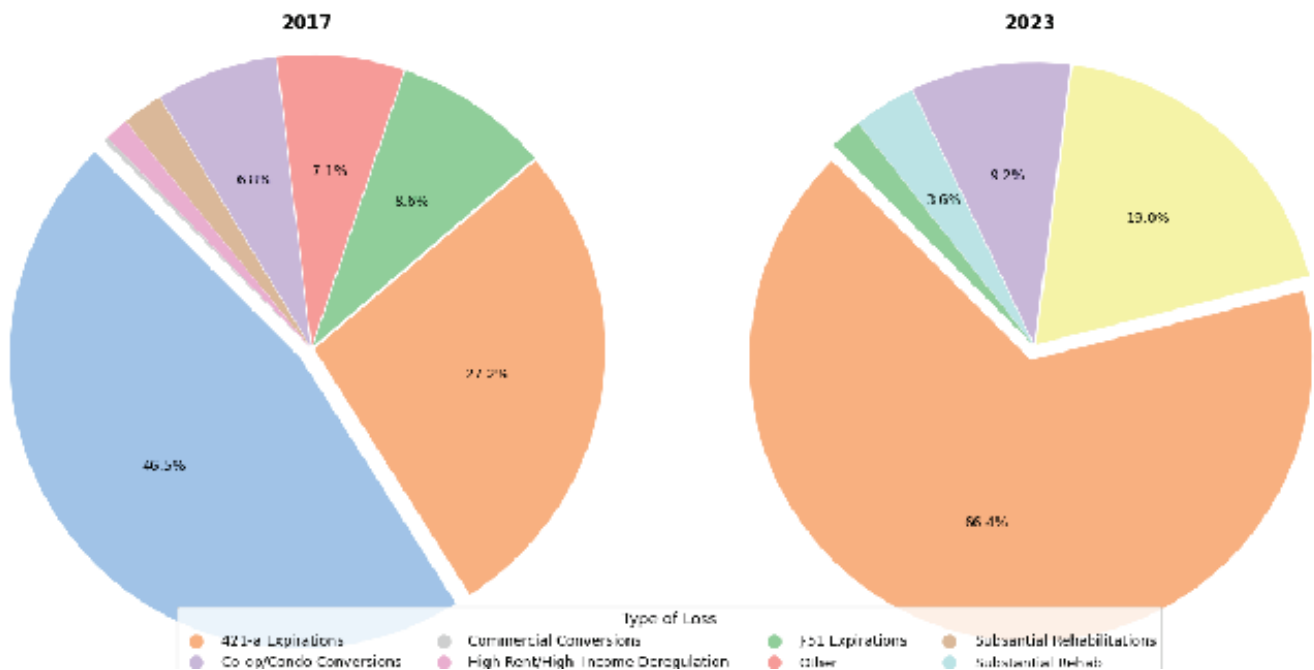


Figure 3: Subtractions from Rent Stabilized Housing Stock: 2017 vs 2023

Overall, it is clear that the loss of rent-stabilized units has become a systemic and pervasive issue not limited to Community Board 2, but evident across the five boroughs. Year after year, destabilization outpaces the creation of new regulated units, undermining the city's stated goals of housing equity and affordability. For example, in 2023 the city saw an addition of 5,524 rent stabilized units, but a loss of 9,694 units for a total loss of 4,170 units in just one year [3]. While some additions to the rent-stabilized housing stock do occur, often through legal settlements, rezoning agreements, or the inclusionary housing program, clearly these gains are relatively minimal and insufficient to counterbalance the overwhelming rate of loss. This pattern is not an anomaly; it has been consistent in every annual Rent Guidelines Board report for the past decade, pointing to the urgent need for policy reform. The city has been continuing on a trajectory where affordability becomes increasingly scarce, displacing long-term residents and altering the social fabric of communities like those in CB2.

## Changes in Community Board 2

From 2007 to 2022, the majority of buildings containing rent-stabilized units in Manhattan Community Board 2 experienced a measurable decline in such units, as illustrated in the maps below. Figure 4a displays all buildings that contained at least one rent-stabilized unit in 2007, while Figure 4b highlights those that lost at least one rent-stabilized unit during the 15-year period [4]. These spatial patterns demonstrate that the broader citywide trend of affordable housing erosion is also firmly evident within CB2, further intensifying the district's ongoing affordability challenges. This loss does not represent isolated instances but rather a persistent and widespread shift, with rent-stabilized units steadily transitioning to market-rate status across a substantial share of the district's residential buildings, as seen in Figure 5.

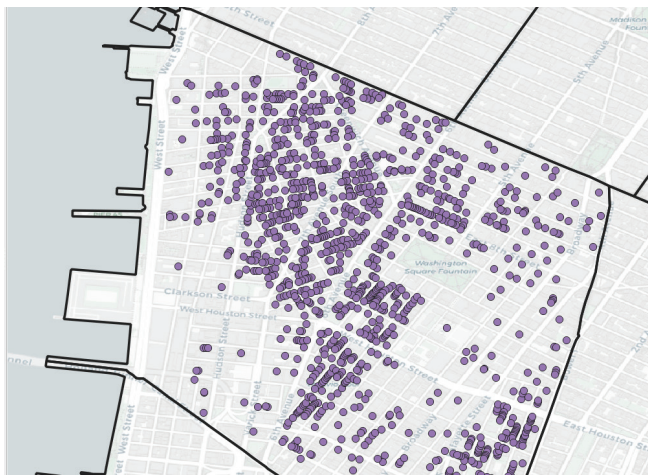


Figure 4a: Any building with at least one rent stabilized unit (2007)

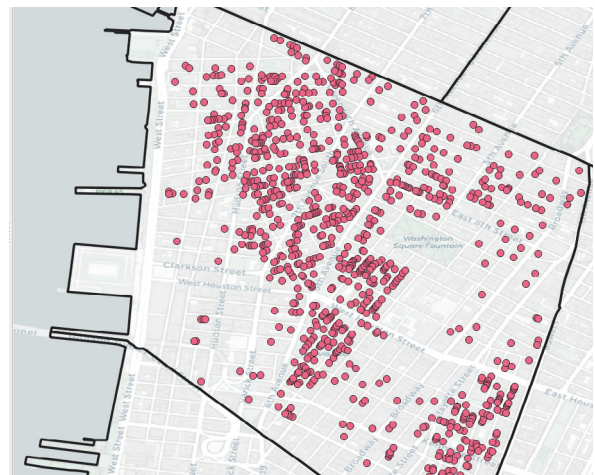


Figure 4b: Any building that lost at least one rent stabilized unit (2007-2020)

Among buildings with rent-regulated units in Community Board 2, the average number of rent-stabilized units per building dropped from 12 in 2007 to just 5 in 2022. On average, over this time period, buildings lost 6 rent stabilized units, which would typically make up half of the units in the buildings. CB2 saw a net loss of 4,432 rent stabilized units, which is most likely an underestimation due to the issues with the data around additions of rent stabilized units. More likely, this number is closer to a total loss of at least 6,407 units over this time period.

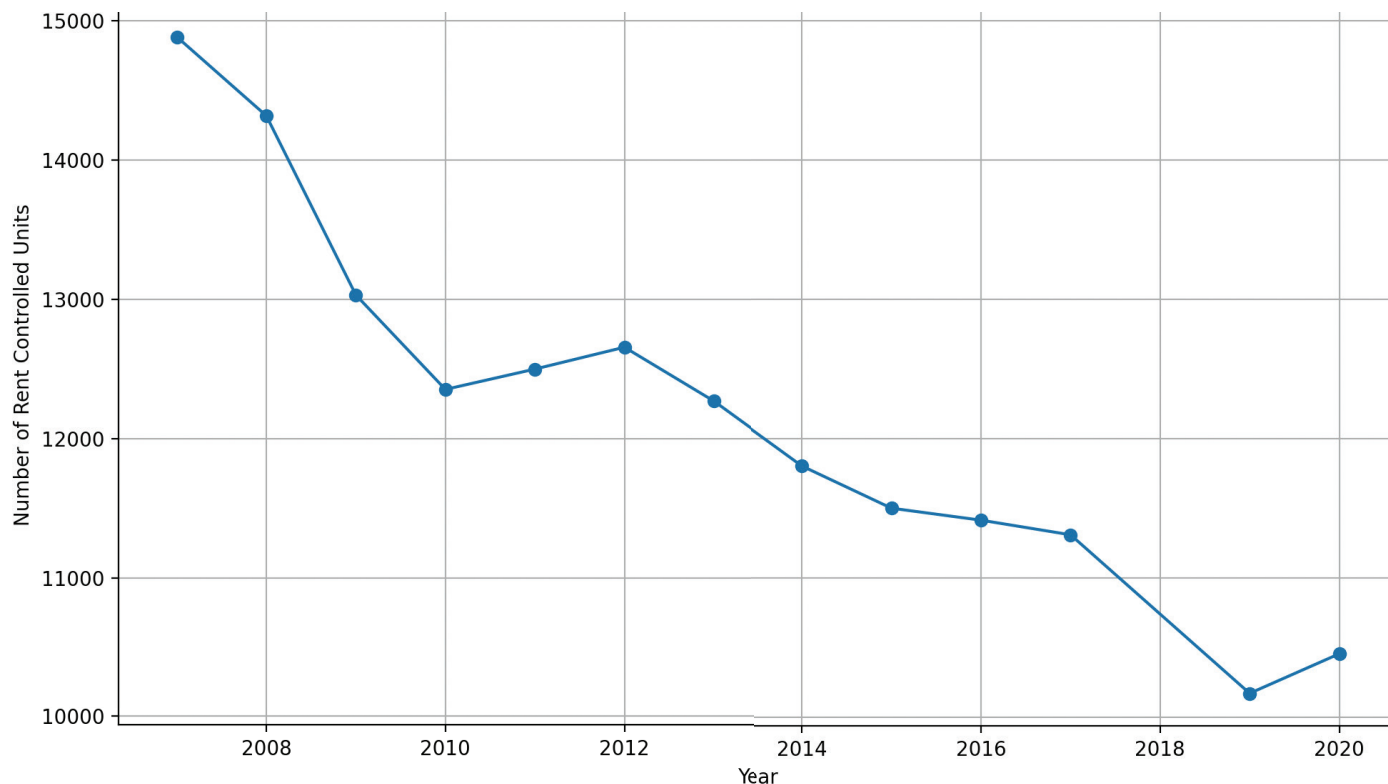


Figure 5: Change in Number of Rent Stabilized Units by Year

Overall, it is clear that the loss of rent-stabilized units has become a systemic and pervasive issue not limited to Community Board 2, but evident across the five boroughs. Year after year, destabilization outpaces the creation of new regulated units, undermining the city’s stated goals of housing equity and affordability. For example, in 2023 the city saw an addition of 5, 524 rent stabilized units, but a loss of 9, 694 units for a total loss of 4,170 units in just one year [4]. While some additions to the rent-stabilized housing stock do occur, often through legal settlements, rezoning agreements, or the inclusionary housing program, clearly these gains are relatively minimal and insufficient to counterbalance the overwhelming rate of loss. This pattern is not an anomaly; it has been consistent in every annual Rent Guidelines Board report for the past decade, pointing to the urgent need for policy reform. The city has been continuing on a trajectory where affordability becomes increasingly scarce, displacing long-term residents and altering the social fabric of communities like those in CB2.

## ASSESSMENT OF CITY-OWNED LAND

### *Methodology & Data Sources*

The data used in this section of the project were obtained from NYC Open Data and filtered to focus specifically on Manhattan Community Board 2. The primary sources include the Affordable Housing Projects database, the Owned and Leased Property dataset, and the Historic Districts shapefile, each of which provided the spatial and attribute information relevant to the analysis [5].

### *Affordable Housing Development in Community Board 2*

The first phase of this project focused on analyzing current trends in affordable housing, while the final component shifts toward exploring future strategies and interventions. On the map below, the yellow zones represent historic districts, which present additional layers of regulatory and design constraints that are still

being assessed for their full impact on housing development potential. The blue dots indicate affordable housing projects completed under the Housing New York Plan (2014–2021) and the more recent Housing Our Neighbors Plan (2022). Notably, these projects are few in number within this district, and all appear to be under 200 units, underscoring the significant challenges in delivering large-scale affordable housing locally. These spatial and policy limitations played a key role in shaping the framework for the next stage of this project, which aims to identify more realistic and context-sensitive pathways for expanding affordability in a constrained development environment.

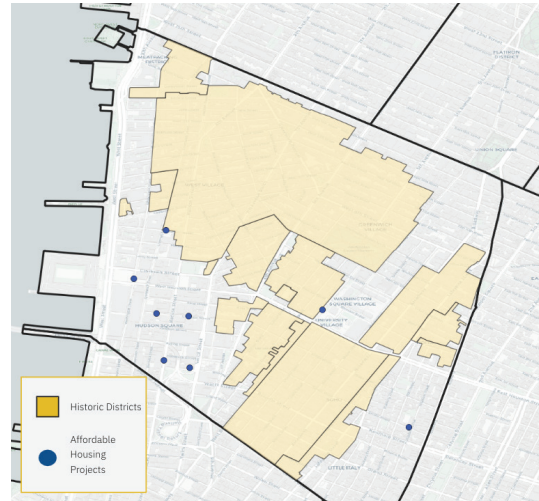


Figure 6: Affordable Housing Projects

## ***City-Owned Land in Community Board 2***

To explore strategies for developing new affordable housing with fewer barriers, we focused on identifying city-owned sites that could potentially be redeveloped. Using data from OpenDataNYC, we mapped all such parcels within the district and began categorizing them based on their current use and feasibility for redevelopment. The goal was to distinguish between parcels that were clearly unavailable, those with uncertain development status, and those that might offer real potential for future housing. Later, we refined the categorization framework to make it more accurate and analytically useful.

Sites already serving essential public functions, such as parks, schools, or playgrounds, were considered unsuitable for housing and excluded from consideration. Another category included vacant or seemingly underutilized properties that, on the surface, appeared to offer opportunities for new housing. However, further investigation sometimes revealed conflicting ownership or existing development plans that made redevelopment unlikely (e.g. The only vacant lot owned by the city in CB2, 356 Broome Street, had been sold to a new owner). A third category captured more complex or ambiguous sites—properties where redevelopment might be possible, but would require navigating regulatory hurdles, overlapping uses, or creative design approaches.

These distinctions were key to framing the next phase of the project, helping us understand the limited landscape for affordable housing development in this district while highlighting where opportunities, however constrained, might still exist. The broader objective was to assess what data is available and how it might inform long-term planning or advocacy for new affordable housing.

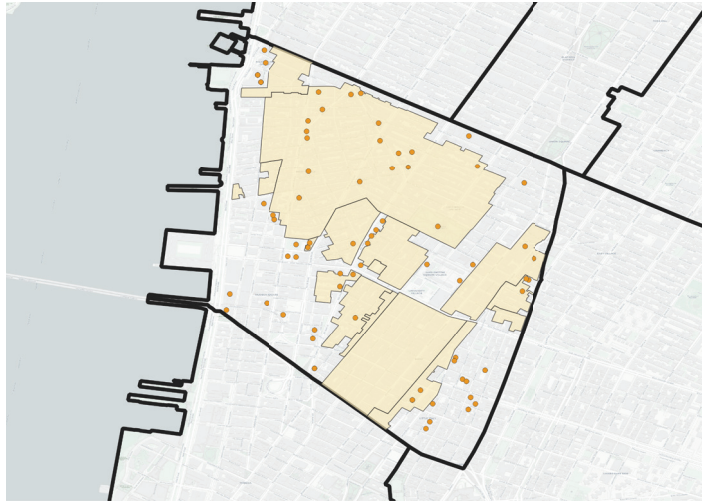


Figure 7: City-Owned or Leased Properties

## Site Analysis

An in-depth analysis of city-owned properties within Manhattan Community Board 2 highlights the significant spatial constraints that limit opportunities for new development, particularly for affordable housing. Unlike many other areas in New York City, CB2 is a largely built-out district with few vacant parcels of land. Among those that do exist, only a small number are publicly owned, further restricting options for municipally-led development initiatives.

Initial mapping and review of available sites suggested some potential locations for redevelopment. However, upon closer examination, many of these parcels are already allocated for existing municipal functions, such as public safety or transit infrastructure, and are therefore unavailable for housing development in the near term. These findings underscore the unique challenges faced by CB2, where physical availability of land—not just zoning or financing—is a primary barrier to expanding the affordable housing stock.

In light of these constraints, any effort to leverage city-owned land in CB2 will require creative and adaptive approaches. For example, certain properties currently used for non-residential purposes could be reimagined to serve dual functions. One possibility might involve converting an FDNY parking lot into a mixed-use development that maintains emergency vehicle access while introducing residential units above. Another example could involve relocating a surface-level transit substation underground to allow new construction on the freed-up surface space. While these proposals would require complex planning, interagency collaboration, and potentially extended timelines, they demonstrate how underutilized public land could be more strategically activated to address the district's housing needs.

Importantly, these types of long-term solutions align with CB2's ongoing commitment to affordability and community-driven development. The board has consistently expressed a willingness to support innovative strategies that reflect the physical realities of the district while advancing equity and access in housing. As such, future efforts to expand affordable housing in CB2 may depend not only on identifying available land but also on embracing creative, context-sensitive planning approaches that make the most of limited urban space.

# CONCLUSION

This report has examined the past, present, and future of affordable housing in Manhattan Community Board 2 through a combination of spatial analysis, historical policy review, and evaluation of city-owned land. The findings clearly demonstrate that CB2 is not exempt from the broader housing challenges facing New York City, particularly the loss of rent-stabilized units, limited development capacity, and increasing affordability pressures on residents.

From 2007 to 2022, the district experienced a significant net loss of rent-stabilized units, due to the structures of policies such as luxury decontrol and expiring tax incentives. The overall pattern remains one of steady erosion, and this reduction has direct implications for housing equity, stability, and access in CB2, especially as the district grapples with some of the highest housing costs in the city.

Efforts to identify opportunities for new affordable housing development face substantial constraints. CB2's built-out landscape, combined with a scarcity of city-owned vacant land and the regulatory complexity introduced by historic districts and existing infrastructure, makes large-scale projects difficult. However, this does not render action impossible. Instead, it necessitates a more strategic and creative approach to development that emphasizes adaptive reuse, incremental development, and could require coordination among agencies. There are many areas for further research in this topic area. While some of the original project questions have been answered, there are other land-use and housing trends that could be explored, such as the effect of short-term rentals through Airbnb on affordability, or the potential to assess buildings that have underutilized FAR that could be built up into more housing projects. The issue of affordable housing is complex, but this work, and any future projects can help add clarity and potentially give direction to how to work towards providing safe and affordable housing to everyone.

In conclusion, addressing the affordable housing crisis in CB2 will require not only identifying and leveraging the few remaining opportunities for development but also ensuring that any future projects include robust, long-term affordability protections. While the physical and regulatory limitations of the district present real challenges, they also underscore the importance of thoughtful, context-sensitive solutions. Preserving what affordable housing remains, and building new units that are genuinely and permanently affordable, will be essential to maintaining the district's social diversity, economic accessibility, and long-standing character.

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Figure 3: New York City Rent Guidelines Board. (2018, May 24). Changes to the rent stabilized housing stock in New York City in 2017. <https://rentguidelinesboard.cityofnewyork.us/wp-content/uploads/2019/08/2018-Changes.pdf>

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# APPENDIX

address	parcel name	agency	use type	exact desc	Existing Project?	
641 WASHINGTON STREET	ESD/ARCHIVE PRESERVATION	DCAS	IN USE-TENANTED	LEASED OUT TO PRIVATE TENANT		ADAPTABLE SITES
207 ELIZABETH STREET		HPD	IN USE-TENANTED	LEASED OUT TO PRIVATE TENANT	Elizabeth St Garden	ADAPTABLE SITES
388-02 HUDSON STREET		DEP	MISCELLANEOUS USE		388 Hudson Project	ADAPTABLE SITES
555-69 WEST STREET	THE HIGH LINE	EDC	IN USE-TENANTED	LEASED OUT TO PRIVATE TENANT	Cansevoort Project	ADAPTABLE SITES
820-24 WASHINGTON STREET	WHITNEY MUSEUM/HIGH LINE	DSBS	NO USE	PROPERTY WITH NO USE	Cansevoort Project	ADAPTABLE SITES
555-69 WEST STREET	THE HIGH LINE	EDC	NO USE	PROPERTY WITH NO USE	Cansevoort Project	ADAPTABLE SITES
820-24 WASHINGTON STREET	WHITNEY MUSEUM/HIGH LINE	DSBS	NO USE	PROPERTY WITH NO USE	Cansevoort Project	ADAPTABLE SITES
35 EAST 4 STREET		DEP	MISCELLANEOUS USE		Cansevoort Project	ADAPTABLE SITES
142-46 GRAND STREET		DEP	MISCELLANEOUS USE			ADAPTABLE SITES
142-46 GRAND STREET		PARKS	PARK	CULTURAL & RECREATIONAL USE		ADAPTABLE SITES
27 AVENUE	CARMINE RECREATION CENTER	PARKS	RECREATIONAL FACILITY	CULTURAL & RECREATIONAL USE		ADAPTABLE SITES
356 BROOME STREET		DCAS	NO USE-VACANT LAND	PROPPERTY WITH NO USE		VACANT
34 1/2 EAST 12 STREET	POLICE COMMUNITY RELATIONS BLD	NYPD	OTHER PUBLIC SAFETY FAC	PUBLIC SAFETY & CRIMINAL JUSTICE USE		COMPLEX ADAPTABLE SITES
233 WEST 10 STREET	NYPD 6TH RECENCT	NYPD	POLICE STATION	PUBLIC SAFETY & CRIMINAL JUSTICE USE		COMPLEX ADAPTABLE SITES
243 LAVAYETTE STREET	LAD 20 DIV 1 PKG VEHICLE STORG	FIRE	OUTDOOR PARKING - EMPLD	MAINTENANCE, STORAGE, & INFRASTRUCTURE USE		COMPLEX ADAPTABLE SITES
253 LAVAYETTE STREET	LAD 20 DIV 1 BEL SPEC INV	FIRE	FIREHOUSE	PUBLIC SAFETY & CRIMINAL JUSTICE USE		COMPLEX ADAPTABLE SITES
227-29 AVENUE OF THE AMERICAS	ENG 24 LAD 5 BAT 2	FIRE	FIREHOUSE	PUBLIC SAFETY & CRIMINAL JUSTICE USE		COMPLEX ADAPTABLE SITES
42 GREAT JONES STREET	ENG 33 LAD 9	FIRE	FIREHOUSE	PUBLIC SAFETY & CRIMINAL JUSTICE USE		COMPLEX ADAPTABLE SITES
278-84 SPRING STREET	FIRE MUSEUM	FIRE	MUSEUM/GALLERY	CULTURAL & RECREATIONAL USE		COMPLEX ADAPTABLE SITES
417 BROOME STREET	LAFAYETTE AND BROOME SUBSTATIO	NYCTA	TRANSIT SUBSTATION	MAINTENANCE, STORAGE, & INFRASTRUCTURE USE		COMPLEX ADAPTABLE SITES
253 WEST 13 STREET	IND GREENWICH AVENUE SUBSTATION	NYCTA	TRANSIT SUBSTATION	MAINTENANCE, STORAGE, & INFRASTRUCTURE USE		COMPLEX ADAPTABLE SITES
61-65 GREENWICH AVENUE	7TH AVENUE SO GREENWICH AV SUB	NYCTA	TRANSIT SUBSTATION	MAINTENANCE, STORAGE, & INFRASTRUCTURE USE		COMPLEX ADAPTABLE SITES
298 AVENUE	JANE STREET GARDEN	PARKS	COMMUNITY GARDEN	CULTURAL & RECREATIONAL USE		OCCUPIED
75 MORION STREET	75 MORION CAMPUS	SCA	EDUCATIONAL FACILITY	EDUCATIONAL USE		OCCUPIED
75 MORION STREET	75 MORION CAMPUS	EDUC	EDUCATIONAL FACILITY	EDUCATIONAL USE		OCCUPIED
109 BARROW STREET	75 MORION MIDDLE SCHOOL (M297)	SCA	EDUCATIONAL FACILITY	EDUCATIONAL USE		OCCUPIED
143 BAXTER STREET	PS 130	EDUC	ELEMENTARY SCHOOL	EDUCATIONAL USE		OCCUPIED
116 WEST 11 STREET	PS 41	EDUC	ELEMENTARY SCHOOL	EDUCATIONAL USE		OCCUPIED
490 HUDSON STREET	PS 3	EDUC	ELEMENTARY SCHOOL	EDUCATIONAL USE		OCCUPIED
145 BAXTER STREET	PS 130 AND PLAYGROUND	EDUC	ELEMENTARY SCHOOL	EDUCATIONAL USE		OCCUPIED
363 BROOME STREET	ENG 55	FIRE	FIREHOUSE	PUBLIC SAFETY & CRIMINAL JUSTICE USE		OCCUPIED
132 WEST 10 STREET	SOULD 18	FIRE	FIREHOUSE	PUBLIC SAFETY & CRIMINAL JUSTICE USE		OCCUPIED
BANK STREET	ABINGDON PARK	PARKS	MALL/TRIANGLE/HIGHWAY	CULTURAL & RECREATIONAL USE		OCCUPIED
29 EAST 4 STREET	MERCHANTS HOUSE MUSEUM	PARKS	MUSEUM/GALLERY	CULTURAL & RECREATIONAL USE		OCCUPIED
425 LAVAYETTE STREET	JOSEPH PAPP PUBLIC THEATER	PARKS	OTHER SPECIAL RECREATIO	CULTURAL & RECREATIONAL USE		OCCUPIED
99-95 THOMPSON STREET	THOMPSON STREET PLAYGROUND	PARKS	PARK	CULTURAL & RECREATIONAL USE		OCCUPIED
WASHINGTON STREET	THE HIGH LINE	PARKS	PARK	CULTURAL & RECREATIONAL USE		OCCUPIED
608 HUDSON STREET	ABINGDON SQUARE PARK	PARKS	PARK	CULTURAL & RECREATIONAL USE		OCCUPIED
AVENUE OF THE AMERICAS	MINETA GREEN PARK	PARKS	PARK	CULTURAL & RECREATIONAL USE		OCCUPIED
MERCER STREET		PARKS	PARK	CULTURAL & RECREATIONAL USE		OCCUPIED
555-69 WEST STREET	THE HIGH LINE	PARKS	PARK	CULTURAL & RECREATIONAL USE		OCCUPIED
410 HUDSON STREET	JAMES J WALKER PARK	PARKS	PARK	CULTURAL & RECREATIONAL USE		OCCUPIED
201 AVENUE OF THE AMERICAS	FATHER FAGAN PK/CHARLTON PLAZA	PARKS	PARK	CULTURAL & RECREATIONAL USE		OCCUPIED
LA GUARDIA PLACE		PARKS	PARK	CULTURAL & RECREATIONAL USE		OCCUPIED
76 GREENWICH AVENUE	NYC AIDS MEMORIAL PARK	PARKS	PARK	CULTURAL & RECREATIONAL USE		OCCUPIED
AVENUE OF THE AMERICAS	WEST 4TH STREET COURTS	PARKS	PARK	CULTURAL & RECREATIONAL USE		OCCUPIED
N Y C WASH SQ	WASHINGTON SQUARE PARK	PARKS	PARK	CULTURAL & RECREATIONAL USE		OCCUPIED
588 HUDSON STREET	NEW ABINGDON/BLECKER PLAYGROU	PARKS	PARK	CULTURAL & RECREATIONAL USE		OCCUPIED
JACKSON SQUARE	JACKSON SQUARE PARK	PARKS	PARK	CULTURAL & RECREATIONAL USE		OCCUPIED
221 WEST 4 STREET	CHRISTOPHER PARK	PARKS	PARK	CULTURAL & RECREATIONAL USE		OCCUPIED
THOMPSON STREET	GRAND CANAL COURT PARK	PARKS	PARK	CULTURAL & RECREATIONAL USE		OCCUPIED
40 10 AVENUE	THE HIGH LINE	PARKS	PARK	CULTURAL & RECREATIONAL USE		OCCUPIED
244-58 AVENUE OF THE AMERICAS	WILLIAM F. PASSANANANTE FIELD	PARKS	PLAYGROUND	CULTURAL & RECREATIONAL USE		OCCUPIED
273-79 AVENUE OF THE AMERICAS	DOWNING STREET PLAYGROUND	PARKS	PLAYGROUND	CULTURAL & RECREATIONAL USE		OCCUPIED
167 WEST HOUSTON STREET	PLAYGROUND OF THE AMERICAS	PARKS	PLAYGROUND	CULTURAL & RECREATIONAL USE		OCCUPIED
44-46 SPRING STREET	DESALVIO PLAYGROUND	PARKS	PLAYGROUND	CULTURAL & RECREATIONAL USE		OCCUPIED
32-42 GREENWICH AVENUE	PS 41 AND PLAYGROUND	EDUC	PLAYGROUND	CULTURAL & RECREATIONAL USE		OCCUPIED
638-40 HUDSON STREET	CORPL JOHN A STRAVALLI PLAYGROU	PARKS	PLAYGROUND	CULTURAL & RECREATIONAL USE		OCCUPIED
AVENUE OF THE AMERICAS	MINETA PLAYGROUND	PARKS	PLAYGROUND	CULTURAL & RECREATIONAL USE		OCCUPIED
239 MERCER STREET	MERCER STREET	DOT	ROAD/HIGHWAY	MAINTENANCE, STORAGE, & INFRASTRUCTURE USE		OCCUPIED

Valerie De La Rosa, *Chair*  
Eugene Yoo, *First Vice Chair*  
Donna Raftery, *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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### LANDMARKS

The Landmarks Committee held its monthly meeting on June 12, 2025 by hybrid video conferencing from the CB2 conference room.

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

Public Members Absent with notice: Albert Bennett

Board Members Present remotely: Carter Booth, Donna Raftery

Guests: Dena Tasse-Winter

**\*344 Bowery – (NoHo Historic District) Application is to install an art mural on the north façade of the building.**

Whereas:

- A. The project was represented as an “homage” to Jean-Michel Basquiat whose studio was in a building nearby and there is misrepresentation on the title page in the application that it is above Basquiat’s former workshop when there is no evidence that Basquiat had any actual connection with this building, whose owner was approached by New Zealand artist Owen Dippie , who initiated the project; and
- B. The original photographer of the source image was not identified in the application and the applicant represented that no rights to that image have been sought or secured and that the project plans to proceed without the permission of the photographer as an “adaptation” of a work of art; and
- C. A photorealistic image of Basquiat is to be painted on the north wall of the building overlooking a parking lot on Bowery in acrylic spray on top of oil-based paint, with no assurance as to the compatibility of these two materials; and
- D. The applicant represented that there will be no maintenance to the painting and that it is designed to “fade away” and patinate over time with nothing other than verbal assurances that it would have an acceptable appearance during this “fading” period and

- E. There is great concern, given the placement of the painting, that it is vulnerable to being disfigured with graffiti; a concern that is amplified by the lack of a maintenance program; and
- F. Considered as a “work of art”, there is no requirement that it respect a number of regulations including size and placement for painted wall signs in the district however it is a giant, oft of scale mural covering most of the portion of the wall adjacent to the parking lot to the top of the building and does not fit well into the streetscape; and
- G. There were vague responses to queries concerning the plans for execution of the project and it was represented that it is being self-funded by the artist whose website includes a shop that sells photographic reproductions of each of his similar projects elsewhere, which puts this project in a novel area that would seem to be more of an individual commercial enterprise than a public art installation; and
- H. As a painting based on a photograph image of Basquiat, it conveys no feeling of the spirit of Basquiat’s work and the average passerby may only see it as a picture of an unidentified man; and
- I. A member of the public expressed various concerns about the practical aspects of the project; and
- J. **This proposed appropriation of Jean-Michel Basquiat’s likeness reads more like branding than as a recognition of the cultural legacy of this major artist’s work, the body of which is deeply connected to a particular time and place. The themes of Basquiat’s work, including issues of race, identity, social inequality and power structures, are overlooked in a work that reads like a Calvin Klein ad. The rich imagery and neo-expressionist street art aspect of Basquiat’s work, demonstrated in the precedent examples in the application, are ignored in the current proposal, yet it is these very aspects that connect the work to the unique cultural history of this district and therefore there is considerable concern that the project is ill-suited to the neighborhood and does not fulfill its stated purpose of being an homage to Basquiat.**

Therefore be it resolved that CB2 Manhattan recommends:

- A. Denial of using an out of scale photorealistic image of Basquiat in that, rather than celebrating the impact of the artist’s work and its historically significant connection to the district, appropriates the artists likeness, creating an unfortunate reminder of the commercial exploitation of the artist, who famously expressed concern about being seen as an art world mascot during his tragically short life ; and
- B. Denial of the execution of the work in that plans for installation seem inadequate, particularly with respect to copyright concerns and additionally there is no maintenance plan to ensure that that the painting will, as stated in the application, patinate “like a Renaissance painting

and age like fine wine”, particularly when the incompatibility of the wall’s oil based paint with the acrylic material of the proposed mural suggest otherwise.

- C. Denial of the painting as not serving its stated purpose as an “homage” to Basquiat , and not reflecting the cultural significance of Basquiat’s work within the context of the historic district, but rather serving individual self-interest.

Unanimous

**2. \*81 Spring St.– (SoHo Historic District) Application is to install a flagpole and banner and to paint the exterior.**

Whereas:

- A. The metal infill of the facade and underside of the canopies is to be repainted black, a commonly used color for similar buildings in the neighborhood, with 2 discrete accent colors; and
- B. A black and white flag (2’ x6’) replicating the existing one on the Spring Street faced flag is proposed for the Crosby Street side and to be anchored into the second floor window; and
- C. Crosby Street, unlike Spring Street is a “side street” and on this side of the street there are no flags in the block and there are sidewalk trees, presenting a less busy situation; and
- D. There were a considerable number of written comments as well as one member of the public who spoke, all of whom expressed opposition to to the addition of a flag on Crosby Street as as unsuited to the smaller, quieter street.

Now therefore be it resolved that CB2 Manhattan recommends:

- A. Approval of the proposed paint changes for the metal infill and the underside of the canopy; and
- B. Denial of the installation of a flag on Crosby Street where there is no precedent on this side of the street for flags in the block and the business is well identified by the flag on Spring Street and the considerable show window frontage on both streets.

Unanimous

**3. \*225 W. 4th St. – (Greenwich Village Historic District) Application to legalize an illuminated neon non-advertising accessory business wall sign installed without LPC permits.**

Whereas:

- A. In a prior application in connection with the opening of the business the application specified that *Signs above the entry door and on the 4<sup>th</sup> street side are painted red script* and the CB2 recommendation was: *Approval of the off-white color for the building and the two painted signs* and the Commission approved this signage; and
- B. At the Landmarks Committee in connection with the application there was specific discussion about the signs and there was assurance that there would not be illuminated signs anywhere on the building; and
- C. The Committee routinely recommends denial of neon signs as not suited to the historic character of district unless they are existing historic signs from before designation or there is ample evidence of the existence of historic neon signs before designation; and
- D. The neon script sign was installed without there being a hearing before the Landmarks Committee or approval by the Landmarks Commission; now

Therefore, be it resolved that CB2 Manhattan recommends denial of the neon sign as unsuitable to the building or the district and that it be removed and replaced with a painted sign in the design previously approved for elsewhere on the building.

Unanimous

**4. \*43 Bleecker St. – (NoHo East Historic District) Application is to install new storefronts and entries, entrance marquees, accessibility ramps, and construct a non-occupiable rooftop addition for elevators, stairs and mechanical equipment.**

Whereas:

- A. The building is intact with its historic elements apart from the ground floor infill; and
- B. Masonry restoration will be carried out and is being considered by the Commission staff; and
- C. Non- historic interventions will be removed from the bays and doorways and new infill in painted aluminum that lacks historic configuration and proportion partially due to the proposed ramps , is proposed and the wrought iron grills below the windows will be restored and replicated where missing; and

- D. Historic photographs show clearly the historic infill with a configuration typical to building of this kind which can serve as a model for the new infill; and
- E. Two marquees with excessive aluminum internally lit signs are aggressively modern and these, or marquees of any sort, are not typical of the style nor suited to the building; and
- F. There is an existing flag pole to remain and the tenant for the premises will make a separate application for any flag or other signage; and
- G. There is a large diamond plate ADA ramp that, though conforming to the distance required for clearance to the curb and a subway entrance, intrudes unacceptably into the busy pedestrian area and requires moving of a standpipe for which permission has not been secured from the New York Fire Department and a smaller ramp is immediately before the subway entrance; and
- H. Assorted rooftop mechanical equipment and bulkheads will be removed and two new elevator bulkheads and equipment with screening will be consolidated into one area and, though visible from assorted points of view, is not different from existing rooftops in similar buildings in the district; and
- I. The existing historic cornice will be restored; and
- J. There was public comment especially in opposition to the intrusive ramp; now

Therefore, be it resolved that CB2 Manhattan recommends:

- A. Denial of the infill unless it closely references the proportions and design of the historic photographs especially with respect to configuration and proportion and uses the grade level as the reference point; and
- B. Approval of the restoration and replacement of grill work beneath the windows; and
- C. Denial of the marquees as unsuitable to the historic building; and
- D. Denial of the intrusive ramps and that a method for ADA entrances be devised that occupies less sidewalk space; and
- E. Approval of the rooftop equipment and elevator bulkheads.

Unanimous

**5. \*40 Fifth Avenue – (Greenwich Village Historic District) Application is to raise the parapet at the upper-level penthouse terrace, rebuild the parapet, replace terracotta unit with new cast stone, and reset the existing ornamental corner units.**

Whereas:

- A. The application is to reconfigure the balustrade of the penthouse terrace to conform to existing regulations and to preserve the historic elements and design of the balustrade and accessory elements; and
- B. The modifications are small, raising the balustrade the height of the of the banister three courses of brick using support design from the taller balustrade one floor below, and the change will be imperceptible from the street; and
- C. There are thin metal rods between the balustrade supports made necessary by code requirements and the applicant agreed to ensure that the color would be as inconspicuous as possible, now

Therefore be it resolved that CB2 Manhattan recommends approval of this carefully designed, sensitive application.

Unanimous

**6. \*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.**

Note: This application was heard in March, 2025 and a resolution was approved by the Board. In advance of appearing before the Landmarks Commission, the applicant made certain changes and has returned to present the revised application. This resolution is the March resolution modified to include the changes presented at the June meeting.

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, from the basement through the second floor, is in brick and varies between 9' and 12' deep 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 except for the top floor results in a modern style design with no historic reference on the extension and the top floor has a modified historic spacing of two punched double-hung windows and a central door; 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 approximately 11' 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, being set back only approximately 11' from the parapet, is considerably more than minimally visible and is therefore out of conformity with the standard for the neighborhood of "not more than minimally visible" and the visibility is increased by the front facade of the addition being on the plane of the house rather than the plane of the front facade which is at a sharp angle to the house owing to the irregular lot; 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 an 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.
- D. 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
- E. 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.

Unanimous

7. **\*460 W. Broadway – (SoHo-Cast Iron Historic District Extension) Application is to enlarge a one-story adjoining structure on the roof deck of existing duplex unit on the 6th floor.**

Whereas:

- A. Two buildings have been combined to a single building and the addition is on the roof of one of the buildings adjacent to an existing rooftop addition of equal height on the other ; and
- B. The addition is in metal with antique finish with full length modern windows on one side and smaller windows on the other sides and is not visible from any public thoroughfare; now

Therefore be it resolved that CB2 recommends approval for the non-visible rooftop addition.

Unanimous

**Respectfully Submitted,**

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*Chenault Spence*

**Chenault Spence**



## COMMUNITY BOARD NO. 2, MANHATTAN

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### STREET ACTIVITIES AND RESILIENCY COMMITTEE

June 2025

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

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

**Committee Members Absent with Notification:** Ed Ma

#### Street Activity Applications

1. **\*6.6.25 – Tory Burch x Bon Bon – Partnership Activation – Gansevoort Plaza (Sponsor: BMF Media), 1) W. 12th /W. 13th Gansevoort Pedestrian Plaza [full]; 2) Greenwich St. bet. Gansevoort & Horatio Sts. [curb lane only-E.]**

**Whereas,** the applicant, working in conjunction with apparel brand Tory Burch and candy store Bon Bon, is seeking to hold a three-day pop-up activation on the Gansevoort Pedestrian Plaza from Friday, June 6<sup>th</sup> through Sunday, June 8<sup>th</sup>; and

**Whereas,** the activation will consist of two branded tuk-tuks connected by a “road”, along with a photo moment made to resemble giant-sized candy; and

**Whereas,** attendees will have the opportunity to guess how much candy is in one of the tuk-tuks, get free candy samples, and take photos; and

**Whereas,** the applicant expects a maximum of 2-3,000 guests per day; and

**Whereas,** brand ambassadors will be onsite along with a minimum of 4 security guards at all times; and

**Whereas,** additional trash cans will be placed on site for the duration of the event; and

**Whereas,** the activation will be live from 11 AM to 6 PM each day; and

**Whereas**, amplified sound will consist only of a small Bluetooth speaker; and

**Whereas**, the applicant stated that they will not allow the queue to run past the end of the plaza;  
now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of **Tory Burch x Bon Bon – Partnership Activation – Gansevoort Plaza (Sponsor: BMF Media)**, provided that the applications conform with all applicable laws, rules, regulations, and clearance requirements.

**Vote: Adopted unanimously.**

**2. \*6.6-6.8.25 – Porsche on Mulberry (Sponsor: Aime Leon Dore, LLC), Mulberry St. bet. Prince & Spring Sts. [SW & curb lane closure-E.]**

**Whereas**, the applicant, clothing store Aime Leon Dore, is seeking to hold a 3-day curb lane activation from June 6<sup>th</sup> to June 8<sup>th</sup> at 224 Mulberry Street in front of its store, in conjunction with a private event going on inside the store; and

**Whereas**, the activation will consist of a single branded Porsche vehicle parked in the curb lane at 224 Mulberry; and

**Whereas**, there is no other activation planned on the sidewalk or curb lane in conjunction with this event; and

**Whereas**, the activation will not include amplified sound, food or drinks; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of **Porsche on Mulberry (Sponsor: Aime Leon Dore, LLC)**, provided that the application conforms with all applicable laws, rules, regulations, and clearance requirements.

**Vote: Adopted unanimously.**

**3. \*6.6.25 – Ouai Super Dry (Sponsor: Another A Story LLC), Lafayette St. bet. Prince & Spring Sts. [partial SW closure-W.]**

**Whereas**, the applicant is seeking a partial sidewalk closure to support a line with ropes and stanchions for a single-day pop-up being held at 248 Lafayette Street on Friday, June 6<sup>th</sup>; and

**Whereas**, the pop-up is expected to be live from 11 AM to 7 PM on June 6<sup>th</sup>; and

**Whereas**, the applicant will now allow more than 75 people inside 248 Lafayette at any given time, and they expect a maximum of around 1,000 guests throughout the day; and

**Whereas**, the applicant will have 2 brand ambassadors / security on site at all times; and

**Whereas**, there is no other activation planned on the sidewalk or curb lane in conjunction with this event; and

**Whereas**, the activation will not include amplified sound; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval of Ouai Super Dry (Sponsor: Another A Story LLC), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

**Vote: Adopted unanimously.**

**4. \*6.7.25 – Mute by JL Store Opening Party (Sponsor: Mute by JL), Mott St. bet. Prince & Spring Sts. [curb lane only-W.]**

**Whereas**, the applicant is seeking a partial sidewalk closure for a cellist to play on the sidewalk in the connection with a store opening on Saturday, June 7<sup>th</sup>; and

**Whereas**, the event will consist of a cellist sitting on a bench on the sidewalk and playing music from 11 AM to 2 PM on June 7<sup>th</sup>; and

**Whereas**, an A-frame sign will also be placed in front of the store to advertise the opening; and

**Whereas**, there is no other activation planned on the sidewalk or curb lane in conjunction with this event; and

**Whereas**, the activation will not include food or drink; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval of Mute by JL Store Opening Party (Sponsor: Mute by JL), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

**Vote: Adopted unanimously.**

**5. \*6.7.25 – Resisterhood – Xina Xurner (Sponsor: Leslie-Lohman Museum of Art), Wooster St. bet. Canal & Grand Sts. [full street closure-both]**

**Whereas**, the applicant, representing the Leslie-Lohman Museum of Art at 26 Wooster Street, is seeking to hold a single-day Open Culture event on Saturday, June 7<sup>th</sup>, to feature a performance by the artist Young Joon Kwak; and

**Whereas**, in conjunction with the event, the applicant is seeking a full street closure of the block of Wooster between Canal and Grand Streets; and

**Whereas**, setup will begin at 8 AM, with the block party taking place from 2 PM to 5:30 PM, and breakdown complete by 7 PM; and

**Whereas**, the event will be free and open to the public; and

**Whereas**, the main feature of the event will be a musical performance by Kwak from 3:30 to 4:30 PM, and attendees will also have the opportunity to take part in artmaking and free shirt giveaways; and

**Whereas**, the applicant expects approximately 70 attendees at any given time for a total of around 400 throughout the day; and

**Whereas**, 4 volunteers and 3 museum staff members will be on site to assist with setup, take-down, and sanitation; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of **Resisterhood – Xina Xurner (Sponsor: Leslie-Lohman Museum of Art)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

**Vote: Adopted unanimously.**

6. **\*6.8.25 – Shapellx – World Ocean Day Experience (Sponsor: Sharon Miller), Lafayette St. bet. Bleecker & E. Houston Sts. [partial SW closure-No.]**

**Whereas**, the applicant, representing clothing brand Shapellx, is holding a 1-day pop-up activation in conjunction with World Oceans Day at 333 Lafayette Street on Sunday, June 8<sup>th</sup>; and

**Whereas**, in conjunction with the pop-up, the applicant is seeking a partial sidewalk closure for the placement of a kiosk as well as rope and stanchions; and

**Whereas**, the event is expected to be live from 8 AM to 10 PM on Sunday, June 8<sup>th</sup>; and

**Whereas**, passers-by will be able to receive a free sample of ocean-themed undergarments from the kiosk on the sidewalk; and

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

**Whereas**, the applicant expects around 1,000 guests total, though they do not expect the line to get too long as attendees will move through the event quickly; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of **Shapellx – World Ocean Day Experience (Sponsor: Sharon Miller)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

**Vote: Adopted unanimously.**

7. **\*6.11.25 – BOJ Coffee Cart Activation – Soho (Sponsor: Mother Sauce Creative LLC), Broadway bet. Prince & Spring Sts. [partial SW closure-E.]**

**Whereas**, the applicant, on behalf of beauty brand BOJ, is seeking to hold a coffee cart activation at 557 Broadway, in front of the Sephora store; and

**Whereas**, the event is expected to consist of a coffee cart on the sidewalk, giving out coffee and product samples from 8 AM– 2:30 PM on Wednesday, June 14<sup>th</sup>; and

**Whereas**, the applicant intends to give away up to 500 servings; and

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

**Whereas**, the event is proposed to take place on the block of Broadway between Prince and Spring Streets which has been embargoed by SAPO, and thus cannot be approved at the requested location; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **denial** of **BOJ Coffee Cart Activation – Soho (Sponsor: Mother Sauce Creative LLC)**.

**Therefore Be it Further Resolved** that CB2 Manhattan requests that CECM / SAPO explore alternatives in the online application system that would prevent applications on embargoed blocks from moving through the approval process, which can cause confusion amongst applicants who may not realize that such blocks are embargoed.

**Vote: Adopted unanimously.**

8. **\*6.11–6.13.25 – Lancome Idole House at 210 Lafayette St. (Sponsor: GRADIENT), Lafayette St. bet. Broome & Spring Sts. [curb lane only-W.]**

**Whereas**, the applicant, representing cosmetics and skincare brand Lancome, is holding a 4-day pop-up activation at 210 Lafayette Street from June 5<sup>th</sup> through June 8<sup>th</sup>; and

**Whereas**, in conjunction with the pop-up, the applicant is seeking a partial sidewalk closure for rope and stanchions as well as a curb lane closure for production parking; and

**Whereas**, the applicant has planned a “VIP Event” from 6-10 PM on the evening of June 5<sup>th</sup>, with the pop-up open to the public from 11AM to 6 PM on June 6<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup>; and

**Whereas**, guests at the pop up will have the opportunity to sample skincare products inside the store, take photos, have the ability to purchase items, and receive free lollipops; and

**Whereas**, ropes and stanchions will be placed on the sidewalk with brand ambassadors to help manage the line as well as 6 security guards total onsite; and

**Whereas**, sealed water bottles may also be passed out to those waiting on line; and

**Whereas**, the event will not feature amplified sound outside the store; and

**Whereas**, the applicant and/or the applicant's client have been illegally spray painting the sidewalk to advertise for this event; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **denial** of **Lancome Idole House at 210 Lafayette St. (Sponsor: GRADIENT)**.

**Vote: Adopted unanimously with one recusal (Olson – Lancome's parent company, L'Oreal, is a client of the business she owns a significant stake in).**

**9. \*6.11-6.12.25 – Beauty Brand Pop Up Astor Place Plaza (Sponsor: IDEKO Productions LLC), 1) Astor Place Plaza So. [full]; 2) Cooper Sq. bet. Astor Pl. & 3rd Ave. [curb lane only-W.]**

**Whereas**, the applicant, representing beauty brand Shea Moisture, is seeking to hold a two-day activation on the Astor Place Plaza on Wednesday, June 11<sup>th</sup> and Thursday, June 12<sup>th</sup>; and

**Whereas**, the activation will consist of a newsstand sited on the Astor Place Plaza, which will be giving away samples of Shea Moisture product as well as magazines and tote bags; and

**Whereas**, the activation will be live from 12 PM to 6 PM each day; and

**Whereas**, additionally, the applicant plans to hand out free popsicles to attendees from 2 PM to 6 PM each day; and

**Whereas**, the activation will include amplified sound in the form of light ambient noise being played from 12 PM to 4 PM each day, with no DJs or live performers; and

**Whereas**, the activation will not require the use of a generator; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of **Beauty Brand Pop Up Astor Place Plaza (Sponsor: IDEKO Productions LLC)**, **provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

**Vote: Adopted unanimously.**

**10. \*6.13.25 – Balaeyon Summer Pop Up (Sponsor: Balaeyon Inc.), Broadway bet. Broome & Spring Sts. [partial SW closure-No.]**

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

**Therefore Be It Resolved** that CB2 Manhattan recommends **denial** of **Balaeyon Summer Pop Up (Sponsor: Balaeyon Inc.)**.

**Vote: Adopted unanimously.**

**11. \*6.18.25 – Carvel (Sponsor: Carvel Franchisor SPV LLC), Perry St. bet. Greenwich & Washington Sts. [partial SW closure-No.]**

**Whereas**, the applicant, representing ice cream company Carvel, is holding a 1-day pop-up activation at Cooper Classic Cars at 137 Perry Street on Wednesday, June 18<sup>th</sup>; and

**Whereas**, in conjunction with the pop-up, the applicant is seeking a partial sidewalk and curb lane closure for the placement of a cart in the curb lane as well as rope and stanchions on the sidewalk; and

**Whereas**, the event is expected to be live from 12 PM to 7 PM, with breakdown immediately afterward and concluding by 9 PM; and

**Whereas**, attendees will queue up in a line going west towards Washington Street, will get a cup and spoon at the cart, and will then enter the pop-up to get ice cream; and

**Whereas**, the event will not feature amplified sound outside; and

**Whereas**, the applicant expects around 1,000 guests total, though they do not expect the line to get too long as attendees will move through the event quickly; now

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

**Vote: Adopted unanimously.**

**12. \*6.26-7.2.25 – Tank Air Pop-Up (Sponsor: Lara Rani LLC), Bowery bet. E. Houston & Prince Sts. [partial SW closure-W.]**

**Whereas**, the applicant, representing LA-based clothing brand Tank Air, is holding a 7-day pop-up activation at 260 Bowery from Thursday, June 26<sup>th</sup> to Wednesday, July 2<sup>nd</sup>; and

**Whereas**, in conjunction with the pop-up, the applicant is seeking a partial sidewalk closure for the placement of rope and stanchions for line management; and

**Whereas**, the event is expected to be live from 11 AM to 7 PM each day; and

**Whereas**, attendees will queue up in a line going north towards Houston, and the applicant stated that the line will be cut off if it reaches Houston; and

**Whereas**; 3 security guards will be present in the pop-up itself with an additional 2 outside assisting with line management; and

**Whereas**, in order to help speed up the line, the applicant will be passing out sheets with QR codes to those waiting on line to allow them to see ahead of time what they would like to purchase; and

**Whereas**, the event will not feature amplified sound outside; and

**Whereas**, trash cans will be located inside the pop-up which can be used for throwing away the QR code flyers; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of **Tank Air Pop-Up (Sponsor: Lara Rani LLC)**, provided that the application conforms with all applicable laws, rules, regulations, and clearance requirements.

**Vote: Adopted unanimously.**

**13. \*6.26.25 – FLAUNT Issue Launch with MCM (Sponsor: FLAUNT Magazine), Greene St. bet. Prince & Spring St. [SW & street 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 **FLAUNT Issue Launch with MCM (Sponsor: FLAUNT Magazine)**.

**Vote: Adopted unanimously.**

**14. \*6.27.25 – BLUEAIR (Sponsor: Carisma), Washington Sq. No. bet. 5th Ave. & Macdougall St. [curb lane only-No.]**

**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 **BLUEAIR (Sponsor: Carisma)**.

**Vote: Adopted unanimously.**

**15. \*6.28-6.29.25– TIMY (Sponsor: TenFour Group LLC), Prince St. bet. Broadway & Mercer St. [curb lane only-So.]**

**Whereas**, the applicant, representing skincare brand TIMY (“Then I Met You”), is seeking hold a two pop-up truck activation at 568 Broadway, between Prince and Houston Streets; and

**Whereas**, the event is expected to consist of a branded truck parked in the east curb lane of Broadway from 12-6 PM on Saturday, June 28<sup>th</sup> and Sunday, June 29<sup>th</sup>; and

**Whereas**, the applicant intends to give away up to 200 samples of TIMY products and/or branded clothing, as well as popsicles and water bottles; 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 the line running north towards Houston and being cut off if it reaches that far; and

**Whereas**, staff / brand ambassadors will be on site to assist with line management and sanitation; now

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

**Vote: Adopted unanimously.**

**16. \*7.1.25 – July – Bilt Cafe Rent Day Event (Sponsor: Bilt Cafe LLC), Bond St. bet. Bowery & Lafayette St. [partial SW closure-So.]**

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

**Whereas**, community members have reported disruptions from similar events held by this applicant in the past, which have never been reviewed by CB2; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **denial** of **July – Bilt Cafe Rent Day Event (Sponsor: Bilt Cafe LLC)**.

**Vote: Adopted unanimously.**

**17. \*7.3.25 – BAG Block (Sponsor: The DOOR), Dominick St. bet. 6th Ave. & Varick St. [SW & street closure-both sides]**

**Whereas**, the applicant, representing nonprofit organization The DOOR, is seeking to hold a block party on Thursday, July 3<sup>rd</sup>, to serve as a summer kick-off for the youth participants in the DOOR's programming; and

**Whereas**, the block party will take place on Dominick Street between Varick Street and Little 6<sup>th</sup> Ave; and

**Whereas**, setup will begin at 9 AM, with the block party taking place from 12 PM to 4:30 PM, and breakdown complete by 5 PM; and

**Whereas**, activities on the street will be tailored to the youth participants, including basketball hoops, card games, cornhole, and a DJ: and

**Whereas**, food prepared inside the DOOR's premises will be served as well, though with no food being prepared outside; and

**Whereas**, while the event is intended for the DOOR's participants and staff, the block will not be closed to pedestrian through-traffic; and

**Whereas**, CB2's SAR committee suggested that the applicant check with SAPO to determine if a single block festival would be a more appropriate event type for this event, which the applicant said they would do; now

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

**Vote: Adopted unanimously.**

**18. \*7.11-7.13.25 – Badalada NYC Pop Up at Gansevoort Plaza (Sponsor: Sol de Janeiro), W. 12th /W. 13th Gansevoort Pedestrian Plaza [full]**

**Whereas**, the applicant, skincare brand Sol de Janeiro, is seeking to hold a three-day pop-up activation on the Gansevoort Pedestrian Plaza from Friday, July 11<sup>th</sup> through Sunday, July 13<sup>th</sup>; and

**Whereas**, attendees will have the opportunity to sample Brazilian-themed foods and beverages, take samba lessons, and listen to a DJ; and

**Whereas**, 12 brand ambassadors will be onsite along 6 security guards and 2 security guards which will remain onsite overnight; and

**Whereas**, the activation will be live from 12 PM to 6 PM each day; and

**Whereas**, amplified sound will be in the form of a DJ starting at 1 PM but will be kept at a reasonable volume; and

**Whereas**, the applicant agreed not to begin any construction that might generate noise until after 7 AM; and

**Whereas**, the applicant stated that they will not allow the queue to run past the end of the plaza; and

**Whereas**, the applicant held a similar event last year with no major issues reported; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of **Badalada NYC Pop Up at Gansevoort Plaza (Sponsor: Sol de Janeiro)**, **provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

**Vote: Adopted unanimously.**

**19. \*7.13.25 – Dog Block Party (Sponsor: Ben Rubin), Greene St. bet. Prince & Spring Sts. [full street closure-both]**

**Whereas**, the applicant, a resident of Greene Street between Prince and Spring Streets, is seeking to hold a dog-themed block party on Sunday, July 13<sup>th</sup>; and

**Whereas**, setup will begin at 6-7 AM, with the block party taking place from 11 AM to 1 PM, and breakdown complete by 2 PM; and

**Whereas**, the applicant expects approximately 150-200 attendees; and

**Whereas**, activities on the street include enclosed play areas for dogs, a shallow kiddie pool for dogs (which the applicant agreed to make sure is in an enclosed area), free treats and water for dogs, and background music played at a reasonable volume; and

**Whereas**, 8-10 volunteers will be on the block to assist with setup, monitoring of the play areas during the event, and cleanup; and

**Whereas**, the event will be fully open to the public; and

**Whereas**, there will be no commercial element to the event; and

**Whereas**, the applicant has obtained support for the event from a number of residents on the block; and

**Whereas**, the applicant committed to continuing to do community outreach ahead of the event; now

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

**Vote: Adopted unanimously.**

**20. \*7.16-7.19.25 – Gansevoort Plz – New Brand Launch (Sponsor: Event Permits LLC), ), W. 12th /W. 13th Gansevoort Pedestrian Plaza [full]**

**Whereas**, the applicant, representing a smartphone brand, is seeking to hold a four-day pop-up activation on the Gansevoort Pedestrian Plaza from Wednesday, July 16<sup>th</sup>, through Saturday, July 19<sup>th</sup>; and

**Whereas**, the activation footprint will consist of a branded airstream trailer parked on the plaza as well as a photo booth and accompanying photo kiosk; and

**Whereas**, attendees will have the opportunity to sample new phones and test out the new camera technology in the photo booth; and

**Whereas**, 10 brand ambassadors will be onsite along 4 security personnel including a line supervisor for line management; and

**Whereas**, the activation will be live from 10 AM to 7 PM each day; and

**Whereas**, amplified sound will only be played inside the airstream trailer; and

**Whereas**, the activation will not feature any food or drink; and

**Whereas**, CB2 strongly prefers that applicants in these types of events state the specific brand name that they are activating for, though in this case the overall parameters of the event seem reasonable and in line with other similar events in this location; now

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

**Vote: Adopted unanimously.**

**21. \*7.17.25 – Launch Party (Sponsor: Prince St. Pizza), Prince St. bet. Elizabeth & Mott Sts. [full street 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; and

**Whereas**, given the applicant's high degree of popularity and ability to draw lines / crowds in the normal course of business, this event has the capacity to draw significant crowds and cause significant disruption to the block, including possible safety issues; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **denial** of **Launch Party (Sponsor: Prince St. Pizza)**.

**Vote: Adopted unanimously.**

**FYI / RENEWAL**

**22. 6.7.25 – Macdougall Street Mambo (Sponsor: Edible Schoolyard New York), Macdougall St. bet. Prince & W. Houston Sts. [full street closure-both sides]**

**Whereas**, this event has been held previously and no major complaints have been received; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of this renewal application **provided that** the application conforms with all applicable laws, rules, and regulations.

**Vote: Adopted unanimously with one recusal (Sanz – event may feature tenants of building).**

DRAFT

Valerie De La Rosa, *Chair*  
Eugene Yoo, *First Vice Chair*  
Donna Raftery, *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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### TRAFFIC AND TRANSPORTATION COMMITTEE

May 2025

The Traffic and Transportation Committee of Community Board #2, Manhattan held its monthly meeting on Tuesday, May 27, 2025, at 6:30 p.m., in Hybrid format (in person at CB2 office and online).

**Board Members Present in Person:** Shirley Secunda, (Chair), Jeannine Kiely (Vice Chair), Amy Brenna, Stella Fitzgerald, Susan Gammie, Ben Listman, Lois Rakoff, Rocio Sanz,.

**Board Members Present Remotely:**

**Board Members Absent with notification:** Janet Liff (Vice Chair), Antony Wong.

**Board Members Absent:**

**Public Members Present in Person:**

**Public Members Present Remotely:** Daniel Miller.

**Public Members Absent:** Joseph Flahaven.

**Public Members Absent with Notification:**

**Other Board Members Present:** Valerie De La Rosa (CB2 Chair), Carter Booth, Katy Bordonaro, Eugene Yoo.

**Guests:** Ruby Benitez (MTA NYC Transit), Tammie Francisque (MTA Access-A-Ride), Chris Lee (PANYNJ), Ricky Ramirez (PANYNJ), Ike Oraedu (PANYNJ), Tanjila Rahman (PANYNJ), Kate Scherer (NYC DOT), Nicole Barth (Council Member Erik Bottcher), Erica Sullivan (NYS Assembly), Michael Ring (Disabled in Action; Accessible Transit Advisory Committee for MTA), Claudia Mallea (NY Caring Majority; JFREJ Disability Justice Caucus), Pete Davies, Darlene Lutz, Jose Monfort, Matthew Pereira, Cheryl Chan.

## MINUTES:

### Access-A-Ride

MTA NYC Transit presented a thorough overview of Access-A-Ride (AAR), which included program details, data, and future changes to the program. They were joined by two AAR users and disability activists who described their experiences and shared their opinions about what's working and what improvements they believe need to be made to AAR.

#### Presenters:

Tammie Francisque, Access-A-Ride Program, MTA NYC Transit

Ruby Benitez, Assistant Director, Government & Community Relations, MTA NYC Transit

Michael Ring, activist, Vice President, Disabled in Action; Chair, Accessible Transit Advisory Committee for MTA

Claudia Mallea, writer and activist. Writes a Substack, Cool Article Club. Member, NY Caring Majority, Co-Chair, JFREJ Disability Justice Caucus, Ambassador to The Bee Foundation

[Access-A-Ride is a paratransit service](#) operating in NYC and parts of Westchester and Nassau Counties. It complies with federal ADA regulations, which require that where public transit systems operate fixed-route services, complementary paratransit services for individuals who cannot use the fixed-route system because of their disabilities must be available. Because New York City offers the largest, most comprehensive public transportation system in the United States, AAR is a unique and complex program.

Phone Number: 877-357-2017. Online: <https://www.mta.info/accessibility/access-a-ride>

#### Core Features

- It's a shared-ride, origin-to-destination service that operates 24/7, 365 days a year.
- Reservations must be made 1–2 days in advance, between 7 AM and 5 PM. Each ride costs \$2.90.
  - o For routine trips (e.g. work or physical therapy), rides can be scheduled once and will repeat regularly.
  - o Ride options include reservations for pickup time and drop-off time, or the time when the appointment or the event commences.
  - o Ride status updates are available through the phone or the AAR app.
  - o Users share rides in vans. They can be picked up in an AAR blue/yellow van or by a private carrier or broker, which is often the Taxi and Limousine Commission (TLC), managed by AAR. All vans and taxis carry the AAR logo.

- A Personal Care Attendant (PCA) traveling with an AAR customer rides free of charge, provided their eligibility is noted on the customer's AAR ID card.
- Soon the AAR MetroCard and ID will be replaced with one OMNY AAR ID card. Eligible users will get four free subway/bus trips per day and pay \$2.90 for each additional trip.
- There's an [option to independently arrange a taxi or ride-sharing service](#) at will. The rider then submits a receipt and within three months they're reimbursed by check minus \$2.90 and up to a 15% tip.
- In 2017 an On Demand pilot program launched with a limited number of AAR users. Each participant gets a monthly \$60 Uber credit, with each ride requiring a \$4 co-pay. Many participants find the program to be life changing because of the freedom to call a ride at will as well as not having any more long wait or ride times. Other users don't like the program because they aren't comfortable using the Uber app and/or don't want to pay more than \$2.90/per ride. It's unclear why this pilot hasn't been rolled out yet.

#### 2024 Performance Data

- 9.2 million trips and 12.3 million riders annually
- Trip growth over 2023: +140,000 trips (21.2% increase) and +162,000 riders (16.4% increase).
- On-time pickups: 96% within 30 minutes and 92% within 20 minutes.
- Vendor trip completion: 85%.
- No-show rate for vans: <3%.
- Call center answer time: 32 seconds (14% increase over 2023).
- Call answer rate: 97%.

#### Highlights from Guest Speakers who use AAR

There's a common misconception that AAR is used only by New York elders or for medical appointments. AAR is also an indispensable support for users with disabilities to have an enriching social life and to obtain and maintain a fulfilling career – in other words, to thrive in New York City. Although AAR does an admirable job fulfilling its mandate in many ways, there's much room for improvement.

The MTA knows how to move millions of people around on buses, subways, and trains but they recognize that they're not as good at getting individuals from point A to B. That's why over the past decade they've outsourced an increasing percentage of rides to the TLC and some large, private car-service companies, and recently Uber. The upside is that these alternatives are

nimbler, less expensive to the AAR program, and get riders to their destinations faster. The downside is that the drivers aren't trained the way AAR drivers are and therefore don't know how to support those with disabilities as they get in and out of vans, etc. They also aren't required to speak English.

Some suggestions for improvement are:

- Increase customization and flexibility.
  - o Roll out the On Demand pilot program now.
  - o Raise awareness of the option to take a taxi or Uber and get reimbursed.
- Prioritize shortening the length of each AAR van ride. Rides are shared, and often the routing of pickups is convoluted and leads to many unnecessary travel hours from point to point.
- Streamline the enrollment process and make it more welcoming and convenient.
- Ensure that TLC and Uber drivers receive the same training as AAR drivers, and that they speak English.

[To learn more about AAR, visit their website.](#)

## **RESOLUTIONS:**

### **1. Resolution in support of expanding the customization and flexibility of Access-A-Ride (AAR) while also updating its technology to improve program usability.**

#### **WHEREAS**

- 1) Community Board 2, Manhattan (CB2) thanks MTA NYC Transit and our very informed guests who are Access-A-Ride (AAR) users for attending our meeting and sharing the details and their insights, knowledge, and experience concerning the AAR program; and.
- 2) AAR is the largest and most comprehensive public transit program designed for those with disabilities in the United States, and it is a vital service for 12.3 million New Yorkers annually; and
- 3) New Yorkers of all ages use it to get to and from work, attend high school and college, obtain medical care, participate in social and enriching events, reach travel hubs such as airports, visit family and friends, and much more; and
- 4) While AAR is available 24/7 and 365 days a year, scheduling and usage can be rigid and onerous, leading to wide-ranging, negative impacts on the lives of those who use it, such as long waits and unnecessarily long trips because of uncoordinated pickups and drop-offs; and

- 5) Users want AAR to incorporate more on-demand options because currently reservations can be made only 1–2 days in advance and only between 7 AM and 5 PM with one exception; and
- 6) There is the option to pay out-of-pocket for a taxi or Uber but with significant limitations. The ride must begin and end within one borough, reimbursement can take up to three months, and it is inaccessible for those without cell phones or who are not proficient app users; and
- 7) AAR rides are shared, and the route from pickup to drop-off can be inexplicably convoluted and time consuming due to inadequate mapping software and outmoded scheduling technology; and
- 8) The MTA/AAR has increasingly outsourced van rides to private car services managed mostly by the Taxi and Limousine Commission (TLC) because they are nimbler, faster, and less expensive for the AAR program than the AAR vans. The downside is that TLC drivers do not receive the same training as AAR drivers do when it comes to disability supports and are not required to speak English as AAR drivers are required to do; and
- 9) Wait time for rides can be long (or rides don't show up at all), and there is no reliably accurate way to find out when a ride will arrive or where it is on its route or if it's coming at all; and
- 10) Users are asking for the enrollment process to be streamlined, and to restructure it such that enrollees feel empowered and have a more comfortable and positive experience.

**THEREFORE BE IT RESOLVED THAT CB2 MANHATTAN**

- 1) Strongly supports the AAR program and recognizes the important and life-changing role it plays in the city's public transportation system; and
- 2) Urges MTA NYC Transit to make public within the next three months the performance and usage data from the On Demand pilot program launched in 2017 so that an evaluation can be made by the end of 2025 about how and when to roll it out to all users; and
- 3) Requests that MTA NYC Transit release a plan, with timeline and costs included, to update systems and software so that trip routing is more direct and time efficient, scheduling is more flexible, digital taxi and ride share reimbursements are available, ride booking is 24/7, reliable van tracking is available, and other user-friendly updates are rolled out; and
- 4) Urges that the out-of-pocket taxi option allows rides to begin and end in different boroughs; and

- 5) Recommends that, to ensure the best possible user experience, training for TLC and private carrier drivers is upgraded to match the training that AAR drivers receive so that they learn how to support those with disabilities and different kinds of disabilities, and to require that they speak English; and
- 6) Asks that the enrollment process be made more user-friendly, e.g., by providing additional and more convenient enrollment centers in each borough and offering tele-visit/teleconferencing enrollment.

**Vote:** Unanimous in favor.

## **2. Resolution in response to an application for a revocable consent to construct, maintain and use underground anchors to support a flood wall protecting entry and exit of the Holland Tunnel.**

**Whereas** the Port Authority of New York and New Jersey (PANYNJ) has submitted a petition (dated April 28, 2025) requesting a revocable consent to “construct, maintain and use aquafence removable flood protection for the Holland Tunnel”; and

**Whereas** the work addressed in this petition entails installation of underground anchors in the sidewalk along the south side of Canal St. between Hudson and Varick Sts. as well as closure of the adjacent eastbound lane of Canal during construction and installation; and

**Whereas** these anchors will be securely installed to provide support for flood barrier panels that will be stored separately and deployed in the event of a severe storm when they would be mounted in the anchors’ sleeves to provide a flood wall that protects entry and exit of the Holland Tunnel; and

**Whereas** these anchor installation activities are a part of the PANYNJ’s Holland Tunnel Sandy Repair and Resiliency Project for mitigation and repair of the Tunnel from some of the damage Superstorm Sandy caused. This is a key part of PANYNJ’s emergency preparedness plan to protect the Holland Tunnel from a storm surge like Hurricane Sandy’s. PANYNJ has been conducting this work for several years, and much of it is already done; and

**Whereas** the full job will take no more than 5 to 7 days to complete and will consist of drilling in the ground for each anchor area, filling that area in with special grouting, installing the anchor and capping it to keep it flat to the surface; and

**Whereas** all of the work will be done overnight, and a pedestrian detour will be implemented for that time;

**Therefore be it resolved** that Community Board No. 2 Manhattan supports approval of a revocable consent to construct, maintain and use underground anchors to support a flood wall protecting entry and exit of the Holland Tunnel on the south side of Canal St. between Hudson and Varick Sts.

**Vote:** Unanimous in favor.

Respectfully submitted,



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

DRAFT

Valerie De La Rosa, *Chair*  
Eugene Yoo, *First Vice Chair*  
Donna Raftery, *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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### SLA LICENSING COMMITTEE 1

The SLA Licensing Committee #1 of Community Board 2, Manhattan, held an in person, non-hybrid meeting at 5:30 PM on Tuesday, June 3, 2025 at the Gould Welcome Center at NYU, 50 West 4<sup>th</sup> Street

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

Committee Board Members Absent with Notice: L. Rakoff

#### **RESOLUTIONS:**

- 1. Cinque Restaurant Inc dba Osteria Barocca 133 Mulberry St 10013 (OP–Restaurant) (Alteration: DONYC–Roadway) (Lic. ID # 0340-23-162008)**
  - i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating consisting of 18 seats as part of the Dining Out NYC program to their licensed premises; and
  - ii. Whereas,** the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
  - iii. 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 9 tables and 18 seats on Mulberry Street between Hester and Grand Streets.
    2. Hours of operation for the Dining Out NYC roadway seating will be from 11 AM to 10 PM Sundays through Saturdays. 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 and ADA requirements.
8. Will close all doors and windows at 9 PM every night, allowing only for patron ingress and egress.
9. There is no sidewalk seating included with this application.
10. 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 **Cinque Restaurant Inc dba Osteria Barocca 133 Mulberry St 10013** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous in favor (6–0)

**2. 510 Soho Restaurant Group, LLC 510 Broome St 10013 (OP–Restaurant)**

- i. **Whereas**, the Applicant and the Applicant’s 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 an Italian restaurant located on the ground floor of a seven (7)-story mixed-use building (ca. 1900) on Broome Street between Thompson Street and West Broadway (Block #488/Lot #37), the building falling within the Special SoHo-NoHo Mixed Use District; and
- ii. **Whereas**, the ground floor premises being roughly 3,200 sq. ft. (1,600 sq. ft. on the ground floor connected to a 1,600 sq. ft. basement by an interior staircase, the basement being used for storage purposes only with no patron use) there will be 14 tables with 45 seats and one bar with 4 seats for a total seated occupancy of 49 persons and a legal occupancy of 65 persons; there is one patron (1) entrance that serves as patron ingress and egress, one emergency exit and one (1) bathroom, there is no outdoor seating as part of this application including any seating on the exterior loading dock; and
- iii. **Whereas**, the hours of operation will be Sundays through Saturdays (7 days a week) from 11 AM to 11 PM; 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 outdoor seating; and
- iv. **Whereas** the location has operated with an On-Premises Tavern Liquor License from approximately 2006 through 2024 under Aurora SoHo Inc (Lic. ID # 0370-23-133267) with a similar method of operation albeit the instant application has a full kitchen; 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 advertised and operated as 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 from 11 AM to 11 PM Sundays through Saturdays All patrons will be cleared and no patrons will remain after stated closing time.
  3. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café, roadbed café and/or loading dock seating.
  4. Will play recorded background music at conversational levels only so as not to cause a disturbance in any adjacent residences at any time..
  5. Will not have televisions.
  6. Will close all doors and windows at windows at 10 PM every night, allowing only for patron ingress and egress.
  7. Will not have patron occupancy/service to any portion of the basement of licensed premises.
  8. Will not make changes to the existing façade except to change signage or awning.
  9. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  10. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  11. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
  12. 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 or doormen.
  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. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
  15. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- 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 8 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

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a On-Premises Restaurant Liquor License in the name **510 Soho Restaurant Group, LLC 510 Broome St 10013** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

**Vote:** Unanimous in favor (6–0)

3. **Melvindale NY LLC dba Gjelina New York 45 Bond St 10012** (OP–Restaurant Lic. ID #0340-22-111934) (Change in Method of Operation)
  - i. **Whereas**, the Applicant’s General Manager, but not the Applicant, appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a Change in Method of Operation to add outdoor seating in the roadway to the restaurant’s On-Premises Restaurant Liquor License under NYC’s Dining Out NYC program, the restaurant being a “modern upscale restaurant serving farm-to-table fare with an emphasis on seasonal, indigenous ingredients and the ‘whole beast’ ”; and

- ii. **Whereas**, the licensed premises is located on three floors within a mixed-use, 6-story loft building built in 1899 located midblock on Bond St. between Lafayette St. and Bowery for a roughly 4,300 sq. ft. premise (1,700 sq. ft. ground floor, 1,200 sq. ft. basement and 1,400 sq. ft. second floor) with 36 tables and 120 table seats and 2 standup bars (ground floor bar has 8 seats and second floor bar has 4 seats), a kitchen food counter with an additional 6 seats for a total of 138 interior seats, 5 bathrooms, no TVs; and
- iii. **Whereas**, the hours of operation are Sundays through Thursdays from 8 AM to 12 AM and Fridays and Saturdays from 8 AM to 1 AM, music is quiet background only consisting of music from iPods/CDs/streaming services (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will remain closed at all times except for patron ingress and egress, there will be no DJs., no promoted events, no private parties that close the entire premises, no scheduled performances or cover fees, no velvet ropes, no movable barriers, there will be no TV's; and
- iv. **Whereas**, the Applicant appeared before CB2 for the original On-Premises Restaurant Liquor License in December/2019 at which time CB2 unanimously recommended denial of the application for the reasons outlined in CB2's [December/2019](#) resolution; while the premises had been licensed previously, this application included a gut renovation of the entire premises adding the second floor to the licensed premises with operable windows being installed on the second floor where none previously existed and closing hours of 1 AM each night, with the other restaurants on the block closing not later than 12 AM, the Applicant also intending to have seating on the sidewalk in the future, the restaurant being located mid-block and surrounded by a concentrated residential presence, the Applicant at the time not willing to compromise on the lateness of the hours, the granting of the liquor license being determined at a full board hearing of the NYSLA with stipulations agreed to and by this same Applicant before the Chairman of the NYSLA in an effort to mitigate the impacts of the licensing of the premises to the community, the record of such decision and agreement being made on [March 30, 2022](#), calendar item 2022-00613 MELVINDALE LLC 45 BOND STREET NEW YORK, NY 10012 NEW YORK OP 1337116, those stipulations including that all windows be kept closed, there be no private events that close the entire premises and that there be no outdoor service; and
- v. **Whereas**, the premises opened in Fall/2024, the instant application being for a Change in Method of Operation to remove the prohibition on outdoor seating, the Applicant stating their method of operation has changed since the original application in 2019, the restaurant has been operating with earlier hours and would agree to closing hours not later than 12 AM weekdays and 1 AM Fridays and Saturdays, all doors and windows remaining closed at all times, the Alteration application being to add 3 tables and 12 seats in the roadway on Bond Street as part of the Dining Out NYC program and an additional 4 tables and 8 seats in the road as part of NYC's Open Streets program, the Open Streets seating not extending past the mid-line of the street and being accessed from the front of the Applicant's premises and located within the frontage of their premises only with both the Open Streets and Dining Out NYC roadway seating ending not later than 10 PM nightly, the Applicant agreeing to have no bus stations, host stands or any other obstructions on the sidewalk, the closing hours of both the interior and exterior seating now being in line with the other establishments on the block, the stipulation of no outdoor seating originally being placed on the Applicant to mitigate the impacts of the later closing hours; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the On-Premises Liquor License, with those stipulations as follows:

1. The premises will be advertised and operated as a “modern upscale restaurant serving farm-to-table fare with an emphasis on seasonal, indigenous ingredients and the ‘whole beast’” and will operate at all times as a full-service restaurant.
2. The hours of operation will be Sundays to Thursdays from 8 AM to 12 AM and Fridays and Saturdays from 8 AM to 1 AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a roadway café operating under the Dining Out NYC program consisting of not more than 3 tables and 12 seats. 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. All other rules and regulations of the Dining Out NYC program will be followed.
5. Roadway café will close no later than 10 PM. All tables and chairs will be secured at this hour. There will be no host stands, bus or service stations on the sidewalk or in the roadbed. No exterior music, speakers or TVs.
6. There will be no sidewalk café seating.
7. There may be additional NYC DOT Open Streets seating on Bond Street consisting of not more than 4 tables and 8 seats which will end no later than 10 PM nightly and conform to all rules and regulations of the NYC DOT Open Streets program.
8. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time
9. Will not have televisions.
10. Will not have any private events that close the entire premises.
11. There will never be more than 140 patrons (staff additional) in the premises at any time. This number of patrons, “guests,” is not to be substituted by DOB capacity, which may be greater than the above stated and agreed configuration capacity of the restaurant.
12. The establishment will actively engage in all efforts to keep the sidewalk immediately in front of the premises and gutters free of debris and waste at all times, including the provision of containers in which to store garbage until third-party pick up and that all effort will be made to avoid garbage pick-ups between the hours of 2 AM and 7 AM, seven days a week.
13. Will not have patron occupancy/service to any portion of the basement of licensed premises.
14. 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.
15. Will close all doors and windows at all times, allowing only for patron ingress and egress.
16. Will not make changes to the existing façade except to change signage or awning.
17. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
18. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
19. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
20. Will not have 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;
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 Change in Method of Operation and Alteration application for the existing On-Premises Liquor License in the name of **Melvindale NY LLC dba Gjelina New York 45 Bond St 10012**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License; and

**THEREFORE BE IT FURTHER RESOLVED** that provided the Applicant has executed a stipulation agreement with CB2 Man. in conjunction with the instant application and that those conditions and stipulations are incorporated into the Method of Operation of the Applicant's liquor license, CB2 Man. has no opposition to the Change in Method of Operation and Alteration to the Applicant's existing On-Premises liquor license being granted without appearing before the full board of the NYSLA.

**Vote:** Unanimous in favor (6-0)

4. **Broome Hotel Owner LLC dba Wine on Broome 431 Broome St 10013** (TW-Tavern, Lic ID# 0267-24-128556) (Alteration: Include entire ground floor)
  - i. **Whereas**, the Applicant's Attorney but not the Applicant appeared before Community Board 2, Manhattan's SLA Committee #1 to present an application to the NYS Liquor Authority for an Alteration to the existing Tavern Wine license located within a boutique hotel to expand the licensed premises of a "food and beverage oasis" without a kitchen in the Courtyard and rear art studio into the entirety of the ground floor of a M1-5B zoned, five (5)-story, 14 room boutique hotel (c. 1825, renovated 2012) on Broome Street between Crosby Street and Broadway (Block #473/Lot #31), the building falling within NYC LPC's designated SoHo-Cast Iron Historic District and the Special SoHo-NoHo Mixed Use District; and
  - ii. **Whereas**, the premises to be licensed is approximately 2,300 sq. ft. (approximately 1,192 sq. ft. in the front lobby and bar area, 675 sq. ft. in the exterior courtyard and 433 sq. ft. in the interior art studio); there will be seven (7) tables and 14 seats in the rear interior art studio premises, 14 tables and 30 seats in the courtyard and one (1) bar with six (6) seats and an additional eight seats in the front for a total seated occupancy of 58 persons and a legal occupancy of 54 persons; there are two (2) entryways serving as both patron ingress and egress and two (2) bathrooms located in the hotel lobby; and
  - iii. **Whereas**, the hours of operation are from 7 AM to 1 AM Sundays through Saturdays for the licensed premises; music will be background only with speakers located both throughout the Courtyard and the interior premises; there is no dancing, DJs, live music, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and
  - iv. **Whereas**, the Applicant originally appeared before CB2, Man. in [November/2023](#) for a tavern wine license, this being a previously unlicensed location, to license the courtyard and interior rear art studio/art storage area for the service of alcohol to its boutique hotel guests but also for the general public with tables and chairs throughout the interior and with the service of alcohol to the outdoor courtyard space, which also included service until Midnight Sundays through Thursdays and 1 AM Fridays and Saturdays serving snacks but without any kitchen; additionally the Applicant intended to hold private parties in the courtyard and the interior art studio space; CB2 recommending denial of the application and requesting that the application be called up before the full board of the NYSLA, the Authority granting the license without having a full board hearing on the application, CB2 Man.'s FOIL request on this application not indicating that CB2's resolution was considered as part of the record, §110-b of the ABC law stating "*A municipality may express an opinion for or against the granting of such application. Any such opinion shall be deemed part of the record upon which the liquor authority makes its determination to grant or deny the application,*" in this instance, CB2's opinion was submitted to the Authority but not made part of the record, and the determination did not take CB2's concerns into account; and
  - v. **Whereas**, CB2's concerns included that the open air courtyard area was surrounded by residential apartments immediately above and overlooking the interior courtyard, many with bedroom windows

facing the courtyard and the impacts of noise from an eating and drinking establishment operating until late evening hours would have on those residents; additional issues were related to the certificate of occupancy, which at the time which did not permit eating and drinking uses on the ground floor, or any other floor of the building; the Applicant receiving an ECB violation (#39118384P) on 07/03/2024 for “occupancy contrary to that allowed by the certificate of occupancy of buildings department records;” and

- vi. **Whereas**, the instant application is to license the entirety of the ground floor space, adding in the front lobby area to the licensed premises, moving the bar from the rear art studio space to the front lobby in a position immediately adjacent to the doorway into the open courtyard surrounded by residential units above it which look down into the courtyard and to whom the sound from the courtyard, and proposed adjacent bar travels to, and increasing seating to the rear art studio space; there having been no outreach to the local block association or surrounding residents in coordination with the instant application despite the concerns and opposition raised during the initial application, the Applicant unable to show that any of those concerns have been addressed, there being nothing included with the instant application to illustrate any sound mitigation of the open air interior courtyard seating that is surrounded by residential apartments, the hours presented are until 1 AM daily throughout the entirety of the premises, the newly updated certificate of occupancy (dated 4/07/2025) lists the legal occupancy for the eating and drinking establishment areas on the first floor to be 54 persons yet the diagrams and questionnaire provided to CB2 show a seated occupancy of 58 persons exclusive of any staff, thereby the Applicant continuing to operate in violation of the certificate of occupancy; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the Alteration application to the existing Tavern Wine License for **Broome Hotel Owner LLC 431 Broome St 10013**; and

**THEREFORE BE IT FURTHER RESOLVED** that should this application be considered by the NYSLA, **CB2, Man. respectfully requests that this item be calendared to appear before the Full Board of the NYSLA** before any alteration to the existing Tavern Wine License is issued to this Applicant; and

**THEREFORE, BE IT FURTHER RESOLVED**, that if despite CB2, Man.’s objections to this Application, should the NYSLA not find good cause to deny this Application, CB2 Man. recommends in the alternative that the following stipulations be imposed on the alteration to the Tavern Wine license for **Broome Hotel Owner LLC 431 Broome St 10013**, as CB2, Man. had requested initially upon the issuance of the tavern wine license:

1. The hours of operation will be from 9 AM to 9 PM Sundays through Saturdays (7 days a week) for the Courtyard and 7 AM to 11 PM Sundays through Thursdays and 7 AM to 12 AM Fridays and Saturdays for the interior licensed premises.
2. No music, no speakers, no TVs in the Courtyard at any time.
3. No events at any time.
4. All service in both the Courtyard and interior premises is to seated patrons only.

Vote: Unanimous in favor (6–0)

**5. Center for Emerging Culture Inc dba Lightning Society 45 Howard St 10013 (OP–Catering Facility/Members Club) (Floors 2, 3 4, roof)**

- 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 an On-Premises Liquor License, according to the 30-day notice the On-Premises license is to operate a catering facility for private events only on the 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> floor and rooftop of a five (5)-story,

commercial building (ca. 1999) on the southwest corner of Howard Street and Broadway (Block #231/Lot #8), the building falling within the Special SoHo-NoHo Mixed Use District; and

- ii. **Whereas**, the submitted questionnaire did not include the 2<sup>nd</sup> floor as part of the licensed premises, indicated that the 3<sup>rd</sup> floor was proposed to be licensed as a catering facility and the 4<sup>th</sup> and 5<sup>th</sup> floors and the rooftop were going to be licensed as a private members club; the application not being presented as two separate entities but as one, the **Applicant laying the application over until July/2025** in order to properly present the application as the two separate applications that were described at the meeting, affirming they will not file the application with the NYSLA until they have returned to CB2 to present their application(s); and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, private members club license, catering 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 **Center for Emerging Culture Inc dba Lightning Society 45 Howard St 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous in favor (6-0)

**6. Rethink Food USA Inc. dba Service 116 W Houston St 10012 (RW-Restaurant)**

- i. **Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate a non-profit small restaurant located on the first floor of a six (6)-story mixed-use building (c. 1900) on residential block of Houston Street between Sullivan and Thompson Streets (Block #525 / Lot #29) located in the South Village Historic District; and
- ii. **Whereas**, the premises, is roughly 3,956 sq. ft. comprised of approximately 1,978 sq. ft. on the ground floor connected by an interior staircase to an approximately 1,978 sq. ft. basement, the basement being used for storage purposes with no patron use; there will be ten (10) tables with 26 seats and one (1) bar with five (5) seats for a total patron occupancy of 31 seats; there is one (1) entryway and two (2) exists and one (1) patron bathroom; there will be no sidewalk café or roadbed seating; the location being slightly unusual in that although being located on the 1<sup>st</sup> floor according to the C of O, the establishment is located up a number of steps above the ground level, there is an ADA lift into the lobby of the building that can be used for ADA access; and
- iii. **Whereas**, the Applicant's proposed hours of operation will be Sundays through Saturdays from 9 AM to 12 AM, music will be background only from iPods/CDs/streaming services and there may be DJs; there will be no TVs, no promoted events, no live music or scheduled performances, and no cover fees; there is no outdoor seating as part of this application and there will be no use of the rear yard by staff or by patrons, the restaurant is a non-profit that operates open to the public and with ticketed events, the proceeds from the restaurant going to provide meals to New Yorkers in need; and
- iv. **Whereas**, the premises to be licensed was previously licensed under 116 West Houston Chefscape NYC LLC dba Chefscape (Lic ID #0240-23-140106, exp. 12/31/2024) from approximately 2021 to 2024, prior to that the space was occupied by François Payard Bakery from 2010 to 2018; 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 as a non-profit, full-service restaurant open to the public and with ticketed events with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be from 9 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.
5. There will be no use of the rear yard for any purposes.
6. Will play recorded background music at conversational levels and there may be DJs, though not on a daily basis. No music will be audible in any adjacent residences at any time.
7. Will not have televisions.
8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. 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.
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 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**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **104 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 10 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 **Rethink Food USA Inc. dba Service 116 W Houston St 10012**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the NYSLA Liquor License.

**Vote:** Unanimous in favor (6–0)

7. **Root Nolita LLC dba Shoo Shoo Nolita 371 Broome St 10013** (OP–Restaurant) (Change in Method of Operation to add outdoor seating: Lic ID # 0340-22-108729) (Alteration: DONYC–Roadway)
- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Change in Method of Operation and Alteration to the existing On-Premises Liquor License to add roadway seating consisting of 34 seats as part of the Dining Out NYC program to their licensed premises; and
  - ii. **Whereas**, the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
  - iii. **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 5 tables and 34 seats in the roadway adjacent to the curb on Mott Street between Broome and Grand Streets.
    2. Hours of operation for the Dining Out NYC roadway seating will be from 11 AM to 10 PM Sundays through Saturdays. 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 and ADA requirements.
    8. There is no sidewalk seating included with this application.
    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 Change in Method of Operation and Alteration to the existing On-Premises Liquor License for **Root Nolita LLC dba Shoo Shoo Nolita 371 Broome St 10013** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous in favor (6–0)

8. **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 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

- ii. **Whereas**, the storefront premises is roughly 1,800 sq. ft. with approximately 900 sq. ft. on the ground floor and 900 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 are 12 tables with 34 seats and one (1) bar with three (3) seats for a total patron occupancy of 37 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 be 11 AM to 12 AM Thursdays through Sundays and 4 PM to 12 AM Mondays through Wednesdays; 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, operable French doors along the front façade will close by 10 PM nightly; and
- iv. **Whereas**, the Applicant/Licensee originally appeared before CB2, Man. in January/2025 this class change application, the only difference being closing hours of 1 AM Thursdays through Saturdays and 12 AM other days, 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, returning in March/2025; and
- v. **Whereas**, the Applicant returned for the same application in [March/2025](#) at which time CB2 unanimously recommended denial of the application in large part due to concerns outlined in the letter from the managing agent of the residences at Prince Street Condominium, further corroborated in an email exchange forwarded to CB2 by the Applicant's Attorney between the property owner or property manager of 238 Mott Street (Shih Weitzner) and Time Equities, the management company for Prince Street Condominium, in that email, Seth Coston, Director of Asset Management and Operation, Time Equities, replies to Shih Weitzner, cc'ing the Property Manager for the 34 Prince Street Condominium, stating that it is "not our group that has an opinion about your tenant, but 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 licenses nearby in general."; CB2 wanting to see if they Applicants could abide by the executed stipulation agreement of background music only and doors closed at 10 PM during the warmer months; and
- vi. **Whereas**, the instant application which is effectively a reconsideration contains a slight reduction in hours to 12 AM, 7 days a week, the Applicant stating that their business will not survive without the full liquor license, 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 reflecting the earlier weekend closing hours with all other stipulations remaining in place as follows:

1. Premises will be advertised and operated as a full-service neighborhood specializing in Mediterranean cuisine with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be 11 AM to 12 AM Thursdays through Sundays and 4 PM to 12 AM Mondays through Wednesdays. 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 10 PM every night, allowing only for patron ingress and egress.
  8. Will not have patron occupancy/service to any portion of the cellar of licensed premises.
  9. Will not make changes to the existing façade except to change signage or awning.
  10. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
  11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
  13. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades or security personnel/doormen.
  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.
- 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 **81 active licensed premises** listed on LAMP within 750 feet of the subject premises, in addition to 11 pending licenses, the Applicant having reduced their weekend closing hours and agreeing to abide by the stipulations including the closing of the operable French doors by 10 PM, there being no outdoor seating included with this application which should mitigate the negative quality of life impacts to the surrounding neighbors while affording the Applicant the opportunity to increase their revenue, the Applicant executing a stipulations agreement with Community Board 2 Manhattan for the sole purpose of establishing public interest; and
- viii. Whereas**, the primary basis for meeting the public interest standard for this specific instant application to upgrade to a full liquor license, which in this case is effectively a reconsideration of a previous application which CB2 recommended denial, is the closing time of 12AM 7 days a week, closing all doors and windows at 10pm, and removing any outdoor seating from the application so as not to impact noise on immediately impacted residential neighbors for a location which until just recently was 3 retail stores which closed at normal retail hours, those 3 retail stores being combined to create this restaurant space; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of the application for a new On-Premises Restaurant Liquor License for **Boni Restaurant LLC dba Boni & Mott 238 Mott St Store 4**

**& 5 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 in favor (6–0)

**9. Iaccas Corp dba Old Fashion Cafe 110 Thompson St 10012 (OP–Restaurant) (Lic. ID #0340-23-136034) (Alteration: DONYC-Roadway)**

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating to their licensed premises consisting of 8 tables and 16 seats as part of the Dining Out NYC program; and
- ii. Whereas,** the Applicant came before CB2, Man. in [June/2022](#), following the Covid-19 pandemic, for an on-premises restaurant liquor license to operate a café and bistro in the basement of a non-conforming, residentially-zoned building on Thompson; for the purpose of establishing public interest for the on-premises liquor license, the Applicant agreeing to having no outdoor seating, this block being a narrow residential block where outdoor dining was previously not permitted, as well as agreeing to closing hours of 12 AM weekdays and 1 AM weekends which are later than many other similar restaurants in residentially-zoned blocks of CB2; the Applicant has been operating in derogation of those agreed-upon stipulations since opening; and
- iii. Whereas,** the Applicant returned to CB2 in [January/2024](#) for a change in method of operation to extend their hours until 1 AM during the week and 2 AM on Fridays and Saturdays at which time CB2 recommended denial of the change in method of operation, nearby residents stating that the late night exiting of patrons was already causing a disturbance to their quality of life with the premises often open later than the stated hours, the Applicant also having been operating in derogation of the executed stipulations by placing seating on the sidewalk and was advised that he would need to file for a change in method of operation as well as a municipal expansion in order to use the sidewalk and/or roadway; and
- iv. Whereas,** in [June/2024](#), the Applicant again returned to CB2 for an alteration application to expand the interior premises into the adjacent storefront, and while not filing notice of a change in method of operation to extend the hours, the application again included an extension of hours until 1 AM during the week and 2 AM on weekends, the Applicant continuing to be operating in derogation of the executed stipulations by remaining open past the stated closing times and having seating and service to patrons on the sidewalk while not filing the proper notices to either CB2 or the NYSLA to do so; despite this, CB2 offered as a compromise to recommend approval of the interior expansion of the premises to add approximately 26 seats on the interior if the Applicant would agree to keep the closing hours of 12 AM and 1 AM and come into compliance with the all other previously executed stipulations, the compromise affording the Applicant the opportunity to expand their seating while mitigating any additional quality of life impacts to residents with the hours remaining unchanged and there being no exterior seating, the Applicant unwilling to agree to the proposed compromise, therefore CB2 recommended denial of the application; and
- v. Whereas,** the Applicant chose not to move forward with the expansion of the premises but did apply to the NYSLA for the change in method of operation to expand their hours which the Authority denied, the record of such decision being made on [April 4, 2025](#), calendar item 04/02/2025-061, NEW YORK OP MO-24-101366-01 IACCAS CORP DBA OLD FASHION CAFÉ 110 THOMPSON ST, the Applicant having added roadbed seating as well which was removed in Fall/2024 and has continued

to operate with seating and service to patrons on the sidewalk, the NYSLA having done their own observations with their enforcement staff on the premises after hearing complaints from residents regarding noise on the exterior from music and patrons and witnessed the conditions as described, with NYSLA Chair Fan stating that 12 o'clock is already late for the people that live there and that "if I could, I would pull back the hours," the Applicant again being told by members of the Authority that he needs to return to the Community Board for sidewalk and/or roadbed seating and that exterior seating was not permitted under the current liquor license, yet the very next day CB2 received photographs of the Applicant himself serving patrons out on the sidewalk, the Applicant additionally having added roadbed seating in mid-April and has been seating customers on both the sidewalk and in the roadbed, directly not following the recent guidance given by the Authority to the Applicant; and

- vi. **Whereas**, the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- vii. **Whereas**, since opening in 2022, the Applicant has been unable to abide by the stipulation agreement that was executed with CB2 in order to create public interest for the granting of the on-premises liquor license and has chosen to willfully continue to be in violation of that agreement; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application of the Alteration Application for Municipal Expansion for **Iaccas Corp dba Old Fashion Cafe 110 Thompson St 10012**; and

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

Vote: Unanimous in favor (6-0)

**10. Prince Sullivan LLC dba The Dutch 131 Sullivan St 10012 (OP-Restaurant) (Alteration: DONYC-Roadway) (Lic. ID # 0340-23-133534)**

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating to their licensed premises consisting of 46 seats as part of the Dining Out NYC program; and
- ii. **Whereas**, the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. **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 23 tables and 46 seats on MacDougal Street between West Houston and Bleecker Streets.

2. Hours of operation for the Dining Out NYC roadway seating will be from 10 AM to 10 PM Saturdays and Sundays and 12 PM to 10 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 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 and ADA requirements.
8. There is no sidewalk seating included with this application.
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 **Prince Sullivan LLC dba The Dutch 131 Sullivan St 10012** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous in favor (6-0)

**11. Isabel 196 Spring LLC dba Piccola Cucina 196 Spring St 10012 (RW-Restaurant) (DONYC-Open Streets)**

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing Restaurant Wine License (Lic. ID #0240-22-100394) to add seating in the roadway consisting of 10 tables and 20 seats as part of the NYC's Open Streets program; and
- ii. **Whereas**, Community Board 2, Manhattan has received a significant number of complaints going back to before the Covid pandemic and continuing to the present regarding this licensed premises, those complaints consisting of loud noise coming from the premises, excessive crowding on the sidewalk on a daily basis occurring at all hours, this block and surrounding blocks being made up of ground floor retail with residential units above, the Applicant originally coming before CB2 in April/2021 as the licensee for a restaurant wine application at this location, the full board of CB2 unanimously recommending denial of the application based on the extensive negative history of the Applicant as outlined in CB2's April/2021 resolution, the NYSLA granting the restaurant wine license despite CB2's and the community's objections while acknowledging that the sidewalk area is loud and congested; the premises having operated through this Fall/2024 with non-compliant sidewalk seating in the furnishing zone in addition to sidewalk seating adjacent to the restaurant frontage and fully-enclosed roadbed seating including point of sale stations; the restaurant also participating in the Open Streets program in the past, not complying with those guidelines by adding roadway seating outside of their roadbed structure past the mid-point of the roadway; and
- iii. **Whereas**, the Applicant's Attorney appeared before CB2's SLA Licensing Committee on May 6, 2025 to add a roadway café consisting of 4 tables and 8 seats to the licensed premises as part of NYC Dining Out NYC program at which time CB2 expressed their concerns about the application given the Applicant's past transgressions, the Attorney stating that the Applicant wants to move forward and is now going to be compliant with all the rules and regulations of the Dining Out NYC program, NYC

DOT having required all participants in the Dining Out NYC program that had seating under the temporary Open Restaurants program to be in compliance since November 3, 2024, the Applicant continuing to operate in a non-complaint manner on the sidewalk, the application in May/2025 being for roadbed seating only, CB2 unanimously recommending approval of the application provided that the stipulations agreed to by the Applicant were adhered to and incorporated into the NYSLA liquor license; and

- iv. **Whereas**, at the end of May/2025 it was observed that the Applicant was continuing to operate in a non-compliant manner with seating on the sidewalk, the Applicant not having filed with DOT for seating on the sidewalk prior to August 3, 2024, has not included sidewalk seating as part of their municipal expansion notices to CB2, and is not conditionally approved for sidewalk seating by DOT, the Applicant having sidewalk seating directly adjacent to the premises with an additional 4 tables and 9 seats on the sidewalk in the furnishing zone adjacent to the curb both in front of their premises and roadbed seating as well as expanding westward past the residential entry to the adjacent storefront, the Applicant having applied for a liquor license at the adjacent location but the premises is currently papered over and not operating for business (the previous operator of the location St Tropez Soho LLC, Lic ID E0240-22-100107, and the Applicant continually blamed each other in the past for the non-compliance at both locations), the Applicant to date not applying to the NYSLA for the Municipal Expansion to have service on the sidewalk, there being the additional 4 tables and 8 seats in the roadbed with multiple bus stations, planters and chairs also in the roadbed adjacent to the roadway seating, none of which is compliant with the rules of the Dining Out NYC program; additionally on 6/13/2025 a summons was issued by DOT for having an illegal enclosed sidewalk café at the Applicant's other location at 75 Thompson Street (MGM Thompson LLC dba Piccola Cucina, Lic ID 0240-23-139507); and
- v. **Whereas**, the Applicant has continued to show an inability to abide by the rules for operating on the exterior of his licensed premises despite being given the opportunity to do so by continuing to have seating in unauthorized areas of the public sidewalk and making the sidewalk impassable for the many residents and visitors that use Spring Street, the heavily used entrance to the subway station being a block away from the premises, the Applicant additionally expanding their footprint in the roadway outside of the area of their roadbed seating and past the restaurant's frontage; the Applicant having a history of being non-compliant with the Open Streets program in the past by adding seating past the mid-point of the roadway, the Applicant is also the Open Streets partner at this location; it is unclear how an Applicant that has so flagrantly violated the rules of the Open Streets program, the temporary Open Restaurants program and the current Dining Out NYC program could be responsible for operating the Open Street at this location; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the Alteration Application for Municipal Expansion to participate in the Open Streets program for **Isabel 196 Spring LLC dba Piccola Cucina 196 Spring St 10012**; and

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

Vote: Unanimous in favor (6-0)

**12. Vittoria 196 LLC dba Piccola Cucina Osteria 194-196 Spring St 10012 (RW–Restaurant) (DONYC-Open Streets)**

- i. Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to their pending Restaurant Wine License (Application ID # NA-0240-25-105312) to add seating in the roadway consisting of 18 tables and 36 seats as part of the NYC’s Open Streets program; and
- ii. Whereas**, the Applicant appeared before Community Board 2, Manhattan in February/2025 for a new restaurant wine application which CB2 recommended be denied for the reasons outlined in CB2’s [February/2025](#) resolution, the premises is not yet operating at the time of this writing; and
- iii. Whereas**, the Applicant, Philip Guardone, is also the principal and licensee of the next door restaurant (Isabel 196 Spring LLC dba Piccola Cucina, Lic. ID #0240-22-100394, SN #1338958) the operations of which Community Board 2, Manhattan has received a significant number of complaints starting before the Covid pandemic and continuing to the present, those complaints consisting of loud noise coming from the premises, excessive crowding on the sidewalk on a daily basis occurring at all hours due to excessive outdoor seating and patrons waiting for seating, this block and surrounding blocks being made up of ground floor retail with residential units above, the premises continuing to operate with non-compliant sidewalk seating in the furnishing zone at that location in addition to sidewalk seating in the furnishing zone in front of the premises of the instant application, the Applicant continuing to show no ability to either manage the crowds or sidewalk seating so as to allow for any pedestrian clear path and also lacking the ability to control the noise spilling out to the street and up to residents windows over the past six years since the Applicant has been either managing and/or been the licensee of the adjacent premises and flagrantly disrespecting the residents who live above the Applicant’s adjacent, already-licensed premises as well as the pedestrians that use Spring Street as part of their daily routine, the heavily-used Spring Street subway station being a block away, by further congesting the sidewalk by placing seating on the curbside in addition to the seating adjacent to their restaurant and in the roadbed and the patron lines waiting for a table; and
- iv. Whereas**, the only thing that has changed since the Applicant appeared in February/2025 and CB2 recommended denial of the restaurant wine license is that in May/2025 CB2 recommended approval of roadbed seating at the Applicant’s adjacent premises and the Applicant is continuing to demonstrate no ability to follow the rules with seating at the adjacent premises remaining on the sidewalk in the furnishing zone in front of the roadbed seating and spreading west past the residential entry and in front of the premises of the instant application, the Applicant not having applied for sidewalk seating at the adjacent location prior to August 3, 2024 nor has conditional approval been given by DOT for sidewalk seating at that location, additionally the Applicant was issued a summons by DOT on 6/13/2025 for having an illegal enclosed sidewalk café at the Applicant’s other location at 75 Thompson Street (MGM Thompson LLC dba Piccola Cucina, Lic ID 0240-23-139507); and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the Alteration Application for Municipal Expansion to participate in the Open Streets program **Vittoria 196 LLC dba Piccola Cucina Osteria 194-196 Spring St 10012**; and

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

Vote: Unanimous in favor (6–0)

**13. Amity Street Inc dba Amity Hall 80 W 3rd St 10012 (OP–Tavern) (Alteration: DONYC–Roadway) (Lic. ID # 0370-23-161642)**

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating consisting of 24 seats as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. 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 4 tables and 24 seats on West 3<sup>rd</sup> Street between Thompson and Sullivan Streets.
  2. Hours of operation for the Dining Out NYC roadway seating will be from 11 AM to 10 PM Sundays through Saturdays. 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 and ADA requirements.
  8. There is no sidewalk seating included with this application.
  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 **Amity Street Inc dba Amity Hall 80 W 3rd St 10012** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** 5 in favor, 1 opposed (C. Flynn)

**14. Gamma Thompson Corp. dba Blue Haven 108 W. Houston St. 10012 (OP–Restaurant) (Alteration: DONYC–Sidewalk, 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 # 0340-22-113570) to add a sidewalk café and roadway seating consisting of 46 seats in total as part of the Dining Out NYC program to their licensed premises; and

- ii. **Whereas**, the application is for 5 tables and 10 seats on the sidewalk on Thompson Street, 2 tables and 4 seats on the sidewalk on Houston Street and an additional 8 tables and 32 seats in the roadbed adjacent to the curb on Thompson Street between West Houston and Bleecker Streets, the block and immediately surrounding area being zoned as residential; and
- iii. **Whereas**, the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iv. **Whereas**, the premises has been operating as a bar and restaurant under this licensee since around 2008; and
- v. **Whereas**, the licensed premises was expressly prohibited through the zoning code from having any outdoor seating on the sidewalk, did not have any outdoor seating under the old DCWP sidewalk café program or any stipulations in place regarding the emergency pandemic era dining program or use of the new Dining Out NYC program, the Applicant not having filed for an expansion of the licensed premises under the NYSLA June 30/2022 guidance regarding Chapter 165 of 2022 stating that all licensees wishing to incorporate the municipal property into their licensed premises must notify the municipality; CB2, Man. has been requesting all Applicants who had no prior stipulations with CB2 regarding outdoor seating either under the old sidewalk café program or the new DOT Dining Out NYC program to agree to a closing of 10 PM nightly initially in order to get the Applicant open quickly with the opportunity to return for later hours after the new Outdoor Dining NYC applications have been processed and its impacts on the community can be evaluated, many areas in which previously having had no outdoor dining now having multiple establishments on a single block with significant outdoor seating with many residential units above, there being nothing precluding the Applicant from returning for later hours in the future after those impacts are clear; and
- vi. **Whereas**, in deference to the Applicant's long history within CB2 and as an engaged community member in this and other areas and in an effort to mitigate the specific impacts of the method of operation of this establishment, that being more of a sports bar than a restaurant with large TVs including several placed directly in the windows facing Thompson Street, the Applicant was offered a stipulation agreement with the service of alcohol ending at 11:15 PM nightly and that there will be no speakers or TVs outside or inside the premises pointing directly outside through any doors or windows so as not to create a sports bar with the related cheering and yelling in the exterior of the premises, the Applicant being unwilling to agree to those very reasonable stipulations or mitigate the accompanying quality of life issues, specifically as they relate to patron generated noise outside while watching sporting events with what are effectively outdoor mounted TV's when they are placed directly in the window in a residential only zoned area; and
- vii. **Whereas**, absent any interest in working with CB2 to enter into this new outdoor dining program while mitigating outdoor noise which are unique to this location and this operation as a sports bar, those noise impacts not being contained within the interior of the premises, CB2 recommends that the SLA consider a 10pm closing be made a condition of the granting of any expansion of the existing liquor license and that no TV's be allowed to be placed in the window facing the outside dining areas to assess what impacts on noise and other quality of life issues this outdoor area of a sports bar will have on the residential community; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application of the Alteration Application for Municipal Expansion for **Gamma Thompson Corp. dba Blue Haven 108 W. Houston St. 10012**; and

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

Vote: Unanimous in favor (6–0)

**15. New Zoe 21 Inc dba Local 92 244 Mulberry St 10013** (OP–Restaurant) (Alteration: DONYC–Roadway) (Lic. ID # 0340-21-118610)

- i. Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating to their licensed premises consisting of 12 seats as part of the Dining Out NYC program; and
- ii. Whereas**, the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. 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:
  11. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 6 tables and 12 seats on Mulberry Street between Spring and Prince Streets.
  12. Hours of operation for the Dining Out NYC roadway seating will be from 11 AM to 10 PM Sundays through Saturdays. 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 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 and ADA requirements.
  18. There is no sidewalk seating included with this application.
  19. 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 **New Zoe 21 Inc dba Local 92 244 Mulberry St 10013** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6–0)

**16. Spring Lounge LLC 209 Mulberry St aka 48 Spring St 10012 (OP–Tavern) (Alteration: DONYC–Sidewalk) (Lic. ID # 0370-24-104407)**

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating to their licensed premises consisting of 3 tables and 6 seats as part of the Dining Out NYC program; and
- ii. Whereas,** the proposed sidewalk café is one foot, nine inches (1' 9") wide which is less than thirty-six inches (36") and is therefore non-compliant with §403.5.1 of the 2010 ADA Standards for Accessible Design, the Dining Out NYC rules §5-10(h) requiring “A sidewalk cafe and roadway cafe must be directly accessible to persons with physical disabilities. The design of such cafe shall comply with applicable requirements of the Americans with Disabilities Act and rules promulgated thereunder...”

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends denial of the Alteration Application for Municipal Expansion to the sidewalk for **Spring Lounge LLC 209 Mulberry St aka 48 Spring St 10012**; and

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

Vote: Unanimous in favor (6–0)

**17. Bleecker Hospitality LLC dba Bosco 169 Bleecker St 10012 (OP–Restaurant) (Alteration: DONYC–Roadway) (Lic. ID # 0340-22-105148) (*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 to add roadway seating to their licensed premises consisting of 22 seats as part of the Dining Out NYC program; and
- ii. Whereas,** the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT’s Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. 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 Sullivan Street and 5 tables and 10 seats on Bleecker Street, the premises being located on the northeast corner of Bleecker and Sullivan Streets.
  - 2. Hours of operation for the Dining Out NYC 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.
  - 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 **Bleecker Hospitality LLC dba Bosco 169 Bleecker St 10012**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6–0)

**18. 164 Mulberry Street Corp. dba Da Nico 164 Mulberry St 10013** (OP–Restaurant) (Alteration: DONYC–Roadway) (Lic. ID # 0340-23-130208) (*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 to add roadway seating to their licensed premises consisting of 16 seats as part of the Dining Out NYC program; and
- ii. **Whereas**, the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. **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 8 tables and 16 seats on Mulberry Street between Broome and Grand Streets.
  2. Hours of operation for the Dining Out NYC roadway seating will be from 11 AM 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 **164 Mulberry Street Corp. dba Da Nico 164 Mulberry St 10013**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6–0)

**19. 151 Bleecker LLC dba Red Lion 151 Bleecker St 10012** (OP–Restaurant) (Alteration: DONYC–Roadway) (Lic. ID # 0340-22-106097) (*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 to add roadway seating to their licensed premises consisting of 22 seats as part of the Dining Out NYC program; and
- ii. Whereas**, the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. 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 4 tables and 8 seats on Thompson Street and 11 tables and 22 seats on Bleecker Street, the premises being located on the northeast corner of Bleecker and Thompson Streets.
  2. Hours of operation for the Dining Out NYC 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 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 **151 Bleecker LLC dba Red Lion 151 Bleecker St 10012**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has

presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6–0)

**20. Caffe Vetro Inc. dba Epistrophy 200 Mott St 10012 (OP–Restaurant) (Alteration: DONYC–Roadway) (Lic. ID # 0340-22-107090) (*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 to add roadway seating to their licensed premises consisting of 14 seats as part of the Dining Out NYC program; and
- ii. Whereas**, the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. 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 7 tables and 14 seats on Mott Street between Spring and Kenmare Streets.
  2. Hours of operation for the Dining Out NYC 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 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 **Caffe Vetro Inc. dba Epistrophy 200 Mott St 10012**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6–0)

**21. Paesano Rest Corp dba Paesano of Mulberry Street 136 Mulberry St. 10013** (OP–Restaurant) (Alteration: DONYC–Roadway) (Lic. ID # 0340-23-133092) (*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 to add roadway seating to their licensed premises consisting of 16 seats as part of the Dining Out NYC program; and
- ii. **Whereas**, the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. **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 8 tables and 16 seats on Mulberry Street between Grand and Hester Streets.
  2. Hours of operation for the Dining Out NYC roadway seating will be from 11 AM 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 **Paesano Rest Corp dba Paesano of Mulberry Street 136 Mulberry St. 10013**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6–0)

**22. Caffè De La Venezia Corp dba Caffè De La Venezia 105 Mulberry St 10013** (OP–Restaurant) (Alteration: DONYC–Roadway) (Lic. ID 0370-23-130411) (*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 to add roadway seating to their licensed premises consisting of 12 seats as part of the Dining Out NYC program; and

- ii. **Whereas**, the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. **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 Mulberry Street between Hester and Canal Streets.
  2. Hours of operation for the Dining Out NYC roadway seating will be from 11 AM 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 **Caffe De La Venezia Corp dba Caffe De La Venezia 105 Mulberry St 10013**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6-0)

- 23. **W LLC dba Woolly 390 Broome St 10013** (OP-Restaurant) (Alteration: DONYC-Roadway) (Lic. ID # 0340-23-136613) (*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 to add roadway seating to their licensed premises consisting of 30 seats as part of the Dining Out NYC program; and
  - ii. **Whereas**, the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
  - iii. **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 Mulberry Street between Broome and Kenmare Streets.
2. Hours of operation for the Dining Out NYC roadway seating will be from 11 AM to 10 PM Sundays through Thursdays and 11 AM to 11 PM Fridays and Saturdays, these closing hours being agreed to with the Applicant in [June/2024](#). 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 **W LLC dba Woolly 390 Broome St 10013**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6-0)

**24. Mulberry Street Bar LLC dba Mulberry Street Bar 176½ Mulberry St 10013** (OP-Restaurant) (Alteration: DONYC-Roadway) (Lic. ID # 0340-23-127027) (*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 to add roadway seating to their licensed premises consisting of 30 seats as part of the Dining Out NYC program; and
- ii. **Whereas**, the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. **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 Mulberry Street between Broome and Grand Streets.
2. Hours of operation for the Dining Out NYC roadway seating will be from 11 AM to 10 PM Sundays through Thursdays and 11 AM to 11 PM Fridays and Saturdays, these closing hours

being consistent with what the Applicant had under the old DCWP program. 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 **Mulberry Street Bar LLC dba Mulberry Street Bar 176½ Mulberry St 10013**, to add seating under the Dining Out NYC program unless the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6-0)

**25. Osteria Piemonte Corporation dba San Carlo Osteria Piemonte 90 Thompson St 10012 (OP-Restaurant) (Alteration: DONYC-Roadway) (Lic. ID # 0340-21-121023) (*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 to add roadway seating to their licensed premises consisting of 14 seats as part of the Dining Out NYC program; and
- ii. **Whereas**, the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. **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 7 tables and 14 seats on Thompson Street between Prince and Spring Streets.
  2. Hours of operation for the Dining Out NYC roadway seating will be from 10 AM to 10 PM Sundays and 8 AM to 10 PM Mondays through Saturdays. 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 **Osteria Piemonte Corporation dba San Carlo Osteria Piemonte 90 Thompson St 10012**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6–0)

**26. BEF Restaurant Inc dba Casa D’Angelo NYC 146 Mulberry St 10013** (OP–Restaurant) (Alteration: DONYC–Roadway) (Lic. ID # 0340-22-108423) (*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 to add roadway seating to their licensed premises consisting of 14 seats as part of the Dining Out NYC program; and
- ii. **Whereas**, the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT’s Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. **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 2 tables and 12 seats on Mulberry Street between Hester and Grand Streets.
  2. Hours of operation for the Dining Out NYC roadway seating will be from 11 AM 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 **BEF Restaurant Inc dba Casa D'Angelo NYC 146 Mulberry St 10013**, to add seating under the Dining Out NYC program unless the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6-0)

**27. 132 Mulberry Inc. dba Umberto's Clam House 132 Mulberry St 10013** (OP-Restaurant) (Alteration: DONYC-Roadway) (Lic. ID # 0340-23-137301) (*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 to add roadway seating to their licensed premises consisting of 16 seats as part of the Dining Out NYC program; and
- ii. Whereas**, the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. 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 8 tables and 16 seats on Mulberry Street between Hester and Grand Streets.
  2. Hours of operation for the Dining Out NYC roadway seating will be from 11 AM 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 **132 Mulberry Inc. dba Umberto's Clam House 132 Mulberry St 10013**, to add seating under the Dining Out NYC program unless the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6-0)

**28. H&M Restaurant Inc. dba La Bella Vita 163 Mulberry St 10013** (OP–Restaurant) (Alteration: DONYC–Roadway) (Lic. ID 0240-21-122354) (*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 to add roadway seating to their licensed premises consisting of 10 seats as part of the Dining Out NYC program; and
- ii. **Whereas**, the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. **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 5 tables and 10 seats on Mulberry Street between Hester and Grand Streets.
  2. Hours of operation for the Dining Out NYC roadway seating will be from 11 AM 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 **H&M Restaurant Inc. dba La Bella Vita 163 Mulberry St 10013**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6–0)

**29. Zia Maria Little Italy Inc dba Zia Maria 138 Mulberry St 10013** (OP–Restaurant) (Alteration: DONYC–Roadway) (Lic. ID # 0340-22-113753) (*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 to add roadway seating to their licensed premises consisting of 10 seats as part of the Dining Out NYC program; and

- ii. **Whereas**, the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. **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 5 tables and 10 seats on Mulberry Street between Hester and Grand Streets.
  2. Hours of operation for the Dining Out NYC roadway seating will be from 11 AM 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 **Zia Maria Little Italy Inc dba Zia Maria 138 Mulberry St 10013**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6-0)

**30. Supernatural Restaurants LLC dba Chloe 185 Bleecker St 10012 (RW-Restaurant) (Alteration: DONYC-Sidewalk) (Lic. ID NA-0240-24-118781) (*appearance waived*)**

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing Restaurant Wine License to add sidewalk café seating to their licensed premises consisting of 8 seats in total as part of the Dining Out NYC program; 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 Restaurant Wine 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 4 tables and 8 seats on Bleecker Street between MacDougal and Sullivan Streets.

2. Hours of operation for the Dining Out NYC sidewalk will be from 10 AM to 10 PM Sundays and 9 AM to 10 PM Mondays through Saturdays. 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 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.
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 Restaurant Wine License for **Supernatural Restaurants LLC dba Chloe 185 Bleecker St 10012**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6-0)

**31. LSMC LLC dba C. Dipalo 151 Mott St 10013** (OP-Restaurant) (Alteration: DONYC-Sidewalk) (Lic. ID # 0340-23-128551) (*appearance waived*)

**Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating to their licensed premises consisting of 8 seats in total as part of the Dining Out NYC program; 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 4 tables and 8 seats on Mott Street between Grand and Broome Streets.
2. Hours of operation for the Dining Out NYC sidewalk 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 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.
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 **LSMC LLC dba C. Dipalo 151 Mott St 10013**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6–0)

**32. II Commendatore Restaurant LLC dba Casa Bella 127A Mulberry St 10013 (OP–Restaurant) (Alteration: DONYC–Roadway) (Lic. ID # 0370-23-131563) (*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 to add roadway seating to their licensed premises consisting of 36 seats as part of the Dining Out NYC program; and
- ii. **Whereas**, the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. **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 8 tables and 16 seats on Hester Street and 10 tables and 20 seats on Mulberry, the premises being located on the southwest corner of Hester and Mulberry Streets.
  2. Hours of operation for the Dining Out NYC roadway seating will be from 11 AM 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 **II Commendatore Restaurant LLC dba Casa Bella 127A Mulberry St 10013**, to add seating under the Dining Out NYC program **unless** the statements

the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6-0)

**33. La Mela Ristorante Italiano Inc dba La Mela Ristorante Italiano 167-169 Mulberry St 10013** (OP-Restaurant) (Alteration: DONYC-Roadway) (Lic. ID # 0340-23-127036) (*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 to add roadway seating to their licensed premises consisting of 28 seats as part of the Dining Out NYC program; and
- ii. Whereas**, the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. 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 14 tables and 28 seats on Mulberry Street between Grand and Broome Streets.
  2. Hours of operation for the Dining Out NYC roadway seating will be from 11:30 AM 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 **La Mela Ristorante Italiano Inc dba La Mela Ristorante Italiano 167-169 Mulberry St 10013**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6-0)

**34. Half Pint on Thompson LLC dba The Half Pint 234 Thompson Street aka 76 West 3<sup>rd</sup> S 10012 (OP-Tavern) (Alteration: DONYC-Roadway) (Lic. ID #0370-23-134830) (*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 to add roadway seating to their licensed premises consisting of 16 seats as part of the Dining Out NYC program; and
- ii. Whereas**, the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. 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 4 tables and 16 seats on West 3<sup>rd</sup> S between Thompson Street and LaGuardia Place.
  2. Hours of operation for the Dining Out NYC 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 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 **Half Pint on Thompson LLC dba The Half Pint 234 Thompson Street aka 76 West 3<sup>rd</sup> S 10012**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6-0)

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

**35. SEMM SWPK LLC 417 Lafayette St 10003 (TW–Tavern)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on June 3, 2025, the Applicant requested **to lay over** this application to July/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 **SEMM SWPK LLC 417 Lafayette St 10003** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6–0)

**36. General Meal JP LLC 177 Lafayette St 10013 (RW–Restaurant)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on June 3, 2025, the Applicant requested **to lay over** this application to July/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 **General Meal JP LLC 177 Lafayette St 10013** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6–0)

**37. Host on Howard LLC dba Host on Howard 21 Howard St. 10013 (OP–Catering Facility) (Class Change)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on June 3, 2025, the Applicant requested **to lay over** this application to July/2025 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

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

any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Host on Howard LLC dba Host on Howard 21 Howard St. 10013** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous in favor (6-0)

**38. Mesob Inc dba Meskerem Ethiopian Cuisine 124 MacDougal St 10012 (OP-Restaurant) (Class Change)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on June 3, 2025, the Applicant requested to lay over this application to July/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 **Mesob Inc dba Meskerem Ethiopian Cuisine 124 MacDougal St 10012** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous in favor (6-0)

**39. 428 LGT LLC 428 Lafayette St. 10003 (OP-Restaurant)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on June 3, 2025, the Applicant requested to lay over this application to July/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 **428 LGT LLC 428 Lafayette St. 10003** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous in favor (6-0)

**40. Elmer Kennedy LLC dba Pasquale Jones 86 Kenmare St 10012 (OP–Restaurant) (Class Change)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on June 3, 2025, the Applicant requested **to lay over** this application to July/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 **Elmer Kennedy LLC dba Pasquale Jones 86 Kenmare St 10012** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous in favor (6–0)

**41. iCook Bowery Inc dba Sanmiwago 90-92 Bowery, store 4 & 5, aka 151-155 Hester St 10013 (OP–Restaurant) (Class Change)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on June 3, 2025, the Applicant requested **to lay over** this application to July/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 **iCook Bowery Inc dba Sanmiwago 90-92 Bowery, store 4 & 5, aka 151-155 Hester St 10013** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous in favor (6–0)

**42. Broome Hotel Owner LLC dba The Broome Hotel 431 Broome St 10013 (OP–Hotel)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on June 3, 2025, the Applicant requested **to lay over** this application to July/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 **Broome Hotel Owner LLC dba The Broome Hotel 431 Broome St 10013** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee

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

**Vote:** Unanimous in favor (6–0)

**43. The Mercer I LLC & Sartiano Steakhouse Management LLC dba The Mercer 147 Mercer St aka 99 Prince St 10012 (OP–Restaurant) (Alteration: DONYC-Sidewalk)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on June 3, 2025, the Applicant requested **to lay over** this application to July/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 **Broome Hotel Owner LLC dba The Broome Hotel 431 Broome St 10013** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous in favor (6–0)

**44. Carmine Restaurant Inc. dba IL Cortile 123-125 Mulberry St 10013 (OP–Restaurant) (Alteration: DONYC–Roadway)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on June 3, 2025, the Applicant requested **to lay over** this application to July/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 **Carmine Restaurant Inc. dba IL Cortile 123-125 Mulberry St 10013** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous in favor (6–0)

**45. W LLC dba Wooly 390 Broome St 10013 (OP–Restaurant) (Corporate Change)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on June 3, 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 **W LLC dba Woolly 390 Broome St 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous in favor (6-0)

Respectfully submitted,

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

DRAFT

Valerie De La Rosa, *Chair*  
Eugene Yoo, *First Vice Chair*  
Donna Raftery, *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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### SLA LICENSING COMMITTEE 2

The SLA Licensing Committee #2 of Community Board 2, Manhattan, held an in person, non-hybrid meeting at 5:30 PM on Thursday, June 5, 2025 at Gould Welcome Center at NYU, 50 West 4<sup>th</sup> Street.

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

Public Member Present: B. Ely

Committee Board Members Absent with Notice: Dr. S. Smith

### RESOLUTIONS:

1. **Kennedy Organics LLC dba Charlie Bird 5 King St 10012 (OP–Restaurant) (Change in Method of Operation)**
  - i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application for an Alteration to their existing On-Premises Restaurant Liquor License (Lic ID #0340-23-134978) for a full service, modern Italian restaurant within a ground floor store front located in a five (5)-story mixed-use building (ca. 1880) on the northeast corner of King Street and 6<sup>th</sup> Avenue, the building falling within NYC LPC’s designated Charlton-King-Vandam Historic District; and
  - ii. **Whereas**, the ground floor storefront premises, which has been in operation since approximately 2012, is roughly approximately 1,648 sq ft, with 1,106 sq ft. on the ground floor for patron use and approximately 542 sq. ft. in the basement for ancillary uses but not for patrons, there will be 24 tables and 53 table seats, 1 stand up bar with 9 seats, for a total of 62 interior seats, the maximum occupancy as stated on the Certificate of Occupancy is 74, there are operable French doors along 6th Avenue which close at 10 PM every night and a window on King Street which closes at 5 PM, there has been a sidewalk café at the location since approximately 2012 which consists of 19 tables and 38 seats on 6<sup>th</sup> Avenue; and
  - iii. **Whereas**, the Change in Method of Operation is to open Monday to Fridays at 11:30 AM there will be no other change in method of operation, the hours of operation will be 10 AM to 12 AM Sundays, 11:30 AM to 12 AM Mondays through Thursdays, 11:30 AM to 1 AM Fridays and 20 AM to 1 AM Saturdays, music is quiet background music only, there are no televisions, no dancing, DJs, live music, promoted events, any event where a cover fee is charged, no performances, no security; and

iv. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. as part of the Corporate Change application which will be incorporated into the “Method of Operation” of the On-Premises Restaurant 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 10 AM to 12 AM Sundays, 11:30 AM to 12 AM Mondays through Thursdays, 11:30 AM to 1 AM Fridays and 20 AM to 1 AM Saturdays.
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 19 tables and 38 seats on 6th Avenue. 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.
5. Sidewalk café will close no later than 12 AM. All tables and chairs will be secured at this hour. There will be no host stands, bus or service stations on the sidewalk or in the roadbed. No exterior music, speakers or TVs.
6. No roadbed seating.
7. Will play recorded background music at conversational levels only, inclusive of any private parties or events, so as not to cause a disturbance in any adjacent residences at any time.
8. Will not have televisions.
9. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress, however the window on King Street will be closed by 5 PM daily.
10. Will not make changes to the existing façade except to change signage or awning. There are existing operable French doors along 6<sup>th</sup> Avenue .
11. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
13. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
14. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
15. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a Corporate Change to the existing On-Premises Restaurant Liquor License for **Kennedy Organics LLC dba Charlie Bird 5 King St 10012** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous in favor (6 board members, 1 public member)

2. **Kosaka Inc. dba Kosaka 220 W 13th Street, New York, NY 10011 (OP–Restaurant) (Class Change)**

i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application for a class change to their existing Restaurant Wine license (Lic ID # 0240-21-122427) for a new On-Premises Restaurant Liquor License to continue to operate an Omakase restaurant on the ground floor of a six (6)-story mixed-use building

on West 13<sup>th</sup> Street between Greenwich Avenue and 7<sup>th</sup> Avenue (Block #617/Lot #45) the building falling within NYC LPC's designated Greenwich Village Historic District; and

- ii. **Whereas**, the ground floor storefront premises is 767 sq. ft. with a 600 sq. ft. cellar used for storage purposes only; there are two (2) tables with eight (8) seats and one (1) sushi counter with ten (1) seats for a total seated occupancy of 18 persons; the hours of operation are from 5 PM to 11 PM every day, there is no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; there is no outdoor seating either on the sidewalk or in the roadway; and
- iii. **Whereas**, the Applicant has been operating their Michelin star Omakase restaurant at this location since 2015, the primary reason for the class change at this time is that there has been an increased demand from patrons who would like to taste Japanese whiskey in a pairing with the Omakase; 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 Liquor License, with those stipulations are as follows:
  - 1. Premise will be advertised and operated as a full-service Omakase restaurant.
  - 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 are 5 PM to 11 PM Sundays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time. (*The restaurant is currently closed Sundays and Mondays*)
  - 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 have not more than 12 private parties per year.
  - 7. Will not have televisions.
  - 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  - 9. Will not install or have French doors, operable windows or open facades.
  - 10. Will not make changes to the existing façade except to change signage or awning.
  - 11. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
  - 12. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
  - 13. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
  - 14. Will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged or any scheduled performances, no velvet ropes or metal barricades and no 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.
- v. **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 **53 active licensed premises** within 750 ft. and 4 pending licenses according to LAMP, CB2 being unaware of any complaints regarding the establishment over the past ten years, the

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

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Restaurant Liquor License for **Kosaka Inc. dba Kosaka 220 W 13th Street, New York, NY 10011** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor (6 board members, 1 public member)

**3. WS F&B LLC 103 Waverly Place 10011 (OP–Restaurant) (Transfer)**

- 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 a full-service restaurant in the ground floor of an 9-story hotel building (ca. 1902) on the northwest corner of Waverly Place and MacDougal Street (Block #553/Lot #7501), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. Whereas**, the ground floor premises, located a few steps down from street level, is approximately 4,900 sq. ft., with 3,500 sq. ft. on the ground floor connected by an interior stairway to a 1,400 sq. ft. basement, the basement being used for storage purposes only and not for patrons; there will be 31 tables and 74 seats and one (1) bar with six (6) for a total seated occupancy of 80 persons, there are two (2) entrances and two (2) exit and two (2) bathrooms, all windows are fixed and there are no existing French doors or facades that open to the outside; there is no outdoor seating; and
- iii. Whereas**, the premises to be licensed has been licensed with an On-Premises Liquor License since approximately 2020 to the present under Café C III LLC dba North Square (Lic. ID # 0340-23-127293, exp 2/28/2027); the instant application being an asset purchase with the method of operation remaining largely the same, the Applicant holding other hotel and restaurant licenses within both CB2 and New York City; and
- iv. Whereas**, consistent with the previous operator, the Applicant’s hours of operation will be 7 AM to 12 AM Sundays through Saturdays (7 days a week) with the restaurant serving breakfast, lunch and dinner; music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ’s or live music, no promoted events or scheduled performances and no cover fees; 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 On-Premises Restaurant Liquor License, with those stipulations as follows:
  1. Will operate a full-service restaurant catering to hotel guests and local residents serving breakfast, lunch and dinner with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be from 7 AM to 12 AM Sundays 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 have not more than 24 private parties per year.
  6. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
  7. Will not have televisions.
  8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
  10. Will not install or have French doors, operable windows or open facades.
  11. Will not make changes to the existing façade except to change signage or awning. All signage will be compliant with rules for signage in an Historic District.
  12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
  15. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
  16. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
  17. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
- 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 15 pending licenses according to LAMP, the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for an On-Premises Restaurant Liquor License for **WS F&B LLC 103 Waverly Place 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 in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor (6 board members, 1 public member)

4. **AV 7th Ave LLC dba All’Antico Vinaio 89 7th Ave South aka 16 Barrow 10014** (TW–Bar/Tavern)
  - i. **Whereas**, the Director of Operations 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 Tavern Wine license to operate an “artisanal sandwich shop with roots in Italy” in a ground floor storefront within a five-story building (ca. 1910) on 7<sup>th</sup> Avenue South between Grove and Barrow Streets, this building falling within NYC LPC’s designated Greenwich Village Historic District; and
  - ii. **Whereas**, the storefront premises is roughly 834 sq. ft. with 534 sq. ft. on the ground floor and 300 sq. ft. in the basement with no patron use of the basement and has been operating since approximately March/2024 with a temporary tavern wine license (Lic ID #0524-25-10019); there are two window counters with approximately 16 seats and there is an unenclosed sidewalk café with 15 tables and 30

seats for a total overall patron occupancy of 46 seats; there is one (1) entryway serving as both patron ingress and egress; there are large operable windows that open out to the sidewalk; and

- iii. **Whereas**, the hours of operation will be from 8 AM to 12 AM Sundays through Saturdays on the interior, and 10 AM to 10 PM Sundays and 8 AM to 10 PM Mondays through Saturdays in the sidewalk café; music will be quiet background music only from iPods/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 no security; and
- iv. **Whereas**, the premises had operated for many years as a restaurant with an On-Premises Liquor License by the name of Organika with similar hours of operation and may also have most recently operated briefly as a Cuban restaurant, there being uncertainty if they ever officially opened; and
- v. **Whereas**, the instant application is part of an expansion of the All' Antico Vinaio brand, the Applicants having three other sandwich shops operating under the same name in Manhattan, the principals also being licensed as part of many other establishments both in New York City and throughout the country with one of those other brands being Eataly; and
- vi. **Whereas**, the Applicant first came to CB2, Man. for a Tavern Wine license in [April/2024](#) with essentially the same method of operation, CB2 unanimously recommending denial of the application because there was no public bathroom within the premises, NYSLA [Rule 48.4\(d\)\(2\)](#) requires that the patron restroom facility be “within reasonable proximity to the licensed premises” in order to be compliant with the rules of the Authority, in this instance the bathroom was accessed by exiting the premises, walking around the block to the residential entry of the building, going downstairs to the basement which is a shared space with the residents of the building to access the restaurant bathroom; the Applicant’s Attorney now stating that they will be in the process of building a public bathroom within the premises shortly and providing a diagram illustrating the public bathroom, the initial diagram and questionnaire provided for the instant application illustrating the bathroom but stating there would be no interior seating, that the only seating would be on the exterior in the sidewalk, the plan being amended the day of CB2’s June SLA Licensing Committee #2 meeting to show both interior counter seating and the public bathroom; and
- vii. **Whereas**, the Applicant’s Attorney stated that they were currently serving alcohol under their temporary permit despite the absence of a public bathroom contrary to NYSLA guidance, CB2 advising the Applicant’s Attorney that the serving of alcohol was not permitted until such time as a public bathroom was made reasonably available to patrons, the Attorney offering to bring that information back to the Applicant; to date it appears from photos that the service of alcohol is still ongoing and the bathroom is not completed; and
- viii. **Whereas**, neighbors and local residents spoke regarding the hours of the application, the sidewalk café hours being requested having a closing time of 12 AM along with the interior premises, the sidewalk café closing later than what neighboring sidewalk cafés have agreed to under the Dining Out NYC program, the Applicant agreeing to close any future sidewalk café seating at 10 PM; and
- ix. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **113 active liquor licenses** within 750 feet of the proposed premises to be licensed and an additional 12 pending licenses within this same area according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; nearby residents; and
- x. **Whereas**, the Applicant was presented with a Stipulations Agreement by Community Board 2, Man. as follows: :

1. Premises will be advertised and operated as an artisanal Italian sandwich shop.
2. Will operate with less than a full service kitchen but will have the full food menu available during all hours of operation
3. The hours of operation will be from 8 AM to 12 AM Sundays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. There will be no service of alcohol until construction of the bathroom in the interior storefront premises is completed.
6. 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 15 tables and 30 seats. 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.
7. Sidewalk café will close no later than 10 PM. All tables and chairs will be secured at this hour. There will be no host stands, bus or service stations on the sidewalk or in the roadbed. No exterior music, speakers or TVs.
8. No roadbed seating.
9. 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.
10. Will not have televisions.
11. Will close all doors and windows at 10 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 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. All signage will be compliant with rules for signage in an Historic District.
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. 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.
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 changes to any stipulation agreed to herein.

**xi. Whereas,** the Applicant returned the stipulations but changed them the closing of the outdoor seating to 12 AM (#7), closing all doors and windows at 12 AM (#11) and would not agree to not having the service of alcohol until construction of a bathroom within the premises was completed (#5), those changed stipulations were not agreed to by CB2 nor are they what CB2 provided the Applicant; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a Tavern Wine License for **AV 7th Ave LLC dba All’Antico Vinaio 89 7th Ave South aka 16 Barrow 10014**; and

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

Vote: Unanimous in favor (6 board members, 1 public member)

**5. 213 Sixth Ave Riviera LLC dba Deans 213 6th Ave 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 a full-service restaurant serving British-inspired seafood in the ground floor in the ground floor of a six (6)-story mixed-use building (c. 1904) on the southwest corner of Sixth Avenue and King Street (Block #519/Lot #30), this building falling within NYC LPC’s designated Charlton-King-Vandam Historic District; and
- ii. Whereas,** the ground floor premises previously operated as Soho Market and Beer and was never licensed for the service of alcohol until 2024 when it was licensed under Capo del Cibo (Lic ID # 0340-24-137357) as a 600 sq. ft. premises, the principal of that application installing operable windows across the front façade in derogation of the stipulation agreement that was executed with CB2, Man. in [December/2023](#) and, without disclosing to CB2, expanding the premises to the southern adjacent smaller premises that had last operated as a smoke shop; and
- iii. Whereas,** the diagrams provided for the instant application only showing the original 600 sq. ft. licensed premises, the Applicant explaining that the adjacent storefront is going to be part of the licensed premises and will be used for the kitchen, with no patron access or seating, but not providing a diagram illustrating the final layout or total square footage, the Applicant stating there will be no use of the 2<sup>nd</sup> entry except for deliveries and staff with the originally licensed premises being connected to the southern smaller adjacent space by an interior passageway, the main dining area being approximately 600 sq. ft., there will be 11 tables and 24 seats and one (1) bar with six (6) for a total seated occupancy of 30 persons, there is one entrance serving as patron ingress and egress and one (1) bathroom, the operable windows will be closed by 10 PM nightly and there is no outdoor seating; and
- iv. Whereas,** a member of the public who has lived around the corner for 20 years and is next door to the Applicant’s nearby premises (Box Hill LLC dba King Lic. ID # 0340-22-115271) spoke in support of the application and the way the Applicant runs their other establishment, no one spoke in opposition to the application; 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 On-Premises Restaurant Liquor License, with those stipulations as follows:
  1. Will operate a full-service restaurant featuring British-inspired seafood with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be from 12 PM to 12 AM Sundays 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. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
  5. Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 10 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
  6. There will be no use of the rear yard by patrons or staff.
  7. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
  8. Will not have televisions.

9. Will 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.
  10. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
  11. Will not make changes to the existing façade except to change signage or awning. All signage will be compliant with rules for signage in an Historic District.
  12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
  15. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
  16. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
  17. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
  18. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- 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 **64 active licensed premises** within 750 ft. and 9 pending licenses according to LAMP, the Applicant being known to the community as they have successfully run another restaurant around the corner for almost 10 years without any complaints, the agreed upon hours and stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for an On-Premises Restaurant Liquor License for **213 Sixth Ave Riviera LLC dba Deans 213 6th Ave 10014, unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor (6 board members, 1 public member)

6. **Boucherie LLC dba Boucherie 97-99 Seventh Ave. South 10014** (OP–Restaurant) (Lic. ID #0340-22-106274) (Alteration: DONYC-Sidewalk)
  - i. **Whereas**, the Chief Executive Officer and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk seating to their licensed premises consisting of 34 tables and 68 seats on the sidewalk as part of the Dining Out NYC program; and
  - ii. **Whereas**, the Applicant originally came before Community Board 2, Manhattan in [August/2016](#) to present the original On-Premises Liquor License application for this location which included 221 interior table seats, 22 bar seats for a total of 243 interior seats and 84 exterior seats on the sidewalk for total seating of not more than 327 seats; the resolution states *“concerns were raised that the Applicant has had significant issues including at both his locations in CB2, Olio and Whynot Coffee*

*LLC; at Whynot Coffee LLC with noise generated from patrons, alterations, noise from live music and illegal use of outdoor seating as well as poor relationships with neighbors who have complained and a history of ignoring those issues until appearing before CB2 and that in the past the Applicant has not complied with representations he has made at Olio with issues surrounding the sidewalk café; that the Authority canceled his license at his location in CB3 for not adhering to his method of operation and unauthorized alterations; there were concerns that while the subject premises of this current application is located on an Avenue and not in a direct residential there was significant concern that if any of these issues were to occur here because of the huge number of indoor seats and the substantial number of outdoor seats there would be a dramatic impact and that not enough time had elapsed to indicate any sort of track history of adhering to basic rules and regulations and stipulations; there were significant concerns regarding character;” and*

- iii. **Whereas**, the concerns raised, and inability to follow rules have continued for the past 9 years; a current example... at some time in **early July/2024** (CB2 was not copied on the initial emails) a resident emailed Assembly Member Deborah Glick’s office regarding Boucherie only leaving a 3 foot clear path on 7<sup>th</sup> Avenue South, with the Assembly Members office emailing the resident on July 15, 2024 saying that Boucherie Restaurant was **re-inspected** and was issued **a second notice** to correct due to inadequate ADA path for pedestrians on the sidewalk, the emails continue into **early August** with Kate Scherer (Manhattan Borough Commissioner’s Office, NYC DOT) emailing to a group which included CB2 on August 5, 2024 that DOT dispatched inspectors to Boucherie over the weekend and Boucherie agreed to remove the planters for the duration of the construction on 7<sup>th</sup> Avenue South; the complaints continued, with photos submitted by residents and members of CB2 showing pedestrians being forced to walk in the bike lane on 7<sup>th</sup> Avenue South due to the lack of clear path on the sidewalk, Kate Scherer emailed again on August 9, 2024 that inspectors were going out again that day and following up on **August 13** to say that inspectors **issued new violations**, on August 14 the Applicant removed the planters in order to facilitate a Lillet event taking place at Boucherie and the planters were back in place by August 19, the complaints continued with Ed Pincar (Manhattan Borough Commissioner for NYC DOT) emailing on **September 20**, nearly **3 months after the initial complaints** regarding this specific condition, that **DOT removed the planters** from the location, the Applicant willfully remaining in violation of the rules for 3 months after it was brought to their attention, the Applicant able to temporarily remove the planters in order to host a sponsored promotional event at their premises but unable to comply on their own when it came to the safety of the public and their ability to use the public sidewalk despite multiple DOT violations being issued; and
- iv. **Whereas**, during the Covid pandemic in 2021 when patrons were not permitted to be eating inside for life safety issues, CB2 received photographs of patrons eating inside Boucherie’s newly constructed, completely enclosed sidewalk café, again showing a willful disregard for abiding by any rules, including those for the health and safety of its patrons; and
- v. **Whereas**, Petite Boucherie LLC dba Petite Boucherie and Omakase Room at 14 Christopher Street (Lic ID # 0340-23-137761, previously licensed as Whynot Coffee LLC), another of the Applicant’s locations in CB2, has been operating all through the pandemic up to as recently as this month with sidewalk seating consisting of about 22 seats on Gay Street on a daily basis taking over the entirety of the very narrow sidewalk, the Applicant prohibited by zoning from having had sidewalk seating at the location prior to the Covid pandemic and never having applied to the new Dining Out NYC program for sidewalk seating at the location; and
- vi. **Whereas**, at Olio Restaurants LLC dba Olio e Piu (Lic. ID # 0340-22-103677) another of the Applicant’s restaurant in CB2, the Applicant has been placing sidewalk seating in front of the adjacent storefront after they close on a daily basis consisting of approximately 34 seats and apparently has not just been doing so throughout the pandemic continuing to the day of CB2’s June SLA Licensing

Committee #2 meeting, but it appears from reading the [July/2013](#) resolution for WhyNot My Way's original TW application that this behavior goes back for over 10 years; and

- vii. **Whereas**, Jasmin Polimac, who has been with The Group Hospitality for at least six years and is currently the Chief Executive Officer (Boucherie, Olio e Piu and Omakase Room are their brands) appeared at CB2's June SLA Licensing Committee #2 meeting and was reminded of the very long history this Applicant has of not following any rules and regulations with a consistent proven track record at all of their establishments of being blatantly non-compliant, stated that he was there to listen and to bring operations into compliance; in reading through the many resolutions CB2 has written on this Applicant's establishments over the past 10+ years ([July/2013](#), page 40–WhyNot My Way, original TW application; [November/2014](#), page 27 and 32–WhyNot My Way, alteration and upgrade; [December/2015](#), page 27–WhyNot My Way, change in method of operation and upgrade to full on-premises; [July/2015](#), page 39–WhyNot My Way, renewal; [July/2016](#), page 33–WhyNot My Way, alteration, change in method of operation and upgrade; [August-September/2016](#), page 50–Boucherie, new on-premises liquor license) it is apparent that there is a consistent pattern of non-compliance, of “being unaware” of the non-compliance and saying they will do better while repeating the same transgressions over and over at all of the Applicant's establishments in CB2; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application of the Alteration Application for Municipal Expansion for **Boucherie LLC dba Boucherie 97-99 Seventh Ave. South 10014**; and

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

Vote: Unanimous in favor (6 board members, 1 public member)

7. **Olio Restaurants LLC dba Olio e Piu 3 Greenwich Ave. 10014** (OP–Restaurant) (Lic. ID #0340-22-103677) (Alteration: DONYC-Sidewalk, Roadway)
  - i. **Whereas**, the Chief Executive Officer and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #2 to submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk and roadway seating to their licensed premises consisting of 27 tables and 60 seats on the sidewalk and 8 tables and 17 seats in the roadbed as part of the Dining Out NYC program; and
  - ii. **Whereas**, the Applicant has had a sidewalk café since 2010 and has been operating it in a non-compliant manner since that time and continuing to the present; and
  - iii. **Whereas**, the Applicant has two other licensed premises in CB2, Man., Boucherie LLC dba Boucherie (Lic ID ##0340-22-106274) at 97-99 Seventh Ave South and Petite Boucherie LLC dba Petite Boucherie and Omakase Room (Lic ID #0340-23-137761) at 14 Christopher Street, the location of which had previously been licensed by the Applicant for beer and wine under the name WhyNot My Way LLC dba Dominique Bistro and Omakase Room (Lic ID #0267-17-107173); all three of these establishments receiving many complaints throughout their years of operation; and
  - iv. **Whereas**, the Applicant has currently been placing tables and chairs consisting of approximately 34 seats, in front the adjacent storefront on a nightly basis after they close, apparently not just during the pandemic and up until the night of CB2's June SLA Licensing Committee #2 but going as far back as **2012** as was noted in the CB2, Man [October/2012](#) resolution for renewal of the sidewalk café for Olio Restaurants dba Olio at 3 Greenwich Avenue which reads:

*Whereas, this café has been operated for 2 years by this applicant with numerous ongoing issues, and*

*Whereas, the committee noted the following list of issues related to the sidewalk café operation, many of which have yet to be corrected by the applicant:*

- the applicant was cited by DCA in Oct 2010, shortly after receiving his license, for using too many seats*
- the cafe consistently takes up more than half of the sidewalk with the café typically occupying 14.5' of sidewalk with only 12' of sidewalk remaining*
- the seating layout is substantially altered from what is approved*
- the interior of the sidewalk cafe is filled with plants, which is not allowed the café border plants are substantially more than what's shown on the approved plan*
- there are multiple signs – typically 3 – with a-frame signs on either side of the café entrance*
- in part due to the plants blocking what passes for a service aisle, the staff regularly uses the sidewalk outside the cafe*
- the cafe is never removed from the sidewalk*
- until instructed to cease by his expeditor, the applicant was operating the café 24 hours and extending the café to sidewalk in front of adjacent business once it was closed, and*

*Whereas, despite the committee's insistence that all these requirements are detailed in the contract the applicant signed with the city, the applicant continued to insist that he simply "didn't know" what they were and hence he shouldn't be punished for violating them, and*

*Whereas, the committee received several complaints about a substantial increase in rat activity since Olio opened, particularly in the alley behind the restaurant, and based on an inspection it appears that trash from Olio is being greatly mismanaged. The committee is concerned the applicant cannot, or will not, properly manage trash by an operation that includes the current amount of seating in a sidewalk café...*

And from a [July/2013](#) resolution for the original restaurant wine application for the Applicant's premises called Whynot My Way LLC dba Whynot Coffee at 14 Christopher Street:

*Whereas, many members of the Board of CB#2, Man. have observed that this operator has improperly operated **his sidewalk café at Olio** around the corner on many, many occasions in the past and that he has extended the seating to in front of adjoining business after the other businesses are closed (despite the applicants claim at the hearing that this has only happened twice – which was met with utter disbelief) and operated beyond legal hours and both the Chair of CB2's Sidewalk's Committee and CB2's District Manager are both aware of and have observed this condition along with both co-chairs of CB2's SLA Licensing Committee on numerous occasions; and*

And again in a [March/2014](#) resolution regarding an application unrelated to the Applicant for sidewalk seating at the premises to the west of Olio where a neighboring business to the East complains of constant issues with "**Olio café illegally spreading in front of the business with café furniture placement or waiter activity outside the approved café boundaries, which is an issue CB2 has also seen in many instances,**"

And yet again in the [August/2016](#) resolution for the original on-premises liquor license application for Boucherie LLC at 97-99 Seventh Ave South; the resolution states

*"concerns were raised that the Applicant has had significant issues including at both his locations in CB2, **Olio** and Whynot Coffee LLC; at Whynot Coffee LLC with noise generated from patrons, alterations, noise from live music and illegal use of outdoor seating as well as poor relationships with neighbors who have complained and **a history of ignoring those issues until***

*appearing before CB2 and that in the past the Applicant has **not complied with representations he has made at Olío with issues surrounding the sidewalk café**; that the Authority canceled his license at his location in CB3 for not adhering to his method of operation and unauthorized alterations; there were concerns that while the subject premises of this current application is located on an Avenue and not in a direct residential there was significant concern that if any of these issues were to occur here because of the huge number of indoor seats and the substantial number of outdoor seats there would be a dramatic impact and that not enough time had elapsed to indicate any sort of track history of adhering to basic rules and regulations and stipulations; there were significant concerns regarding character;” and*

- v. **Whereas**, the premises has also placed planters in the furnishing zone of the sidewalk adjacent to the roadway café further constricting the clear path on the sidewalk, servers are consistently serving patrons seated in the sidewalk café in front of the establishment’s premises from the pedestrian clear path of the sidewalk café, outside of the demarcated sidewalk café area in addition to using the public sidewalk to service the patrons that are improperly seated in front of the adjacent storefront; and
- vi. **Whereas**, Jasmin Polimac, who has been with The Group Hospitality for at least six years and is currently the Chief Executive Officer (Boucherie, Olío e Piu and Omakase Room are their brands) appeared at CB2’s June SLA Licensing Committee #2 meeting and was reminded of the very long history this Applicant has of not following any rules and regulations with a consistent proven track record at all of their establishments of being blatantly non-compliant, stated that he was there to listen and to bring operations into compliance; in reading through the many resolutions CB2 has written on this Applicant’s establishments over the past 10+ years ([July/2013](#), page 40–WhyNot My Way, original TW application; [November/2014](#), page 27 and 32–WhyNot My Way, alteration and upgrade; [December/2015](#), page 27–WhyNot My Way, change in method of operation and upgrade to full on-premises; [July/2015](#), page 39–WhyNot My Way, renewal; [July/2016](#), page 33–WhyNot My Way, alteration, change in method of operation and upgrade; [August-September/2016](#), page 50–Boucherie, new on-premises liquor license) it is apparent that there is a consistent pattern of non-compliance, of “being unaware” of the non-compliance and saying they will do better while repeating the same transgressions over and over at all of the Applicant’s establishments in CB2; and
- vii. **Whereas**, following CB2’s June SLA Licensing Committee #2, the Applicant’s Attorney sent photographs to show that the premises was supposedly being operated in a compliant manner, there being no seating in front of the adjacent storefront after approximately 15 years of the same complaint being made, however, the photograph clearly shows wait staff in the middle of the public sidewalk outside of the Applicant’s sidewalk café; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application of the Alteration Application for Municipal Expansion on to the sidewalk and roadbed for **Olío Restaurants LLC dba Olío e Piu 3 Greenwich Ave 10014**; and

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

Vote: Unanimous in favor (6 board members, 1 public member)

- 8. On the Corner NY LLC dba The Mary Lane 99 Bank St 10014** (OP–Restaurant, Lic. ID #0340-23-133103) (Alteration: Dining Out NYC–Roadway)
- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating to their licensed premises consisting of 20 seats as part of the Dining Out NYC program; 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 10 tables and 20 seats on the northeast corner of Greenwich and Bank Streets.
    2. Hours of operation for the Dining Out NYC roadway seating will be from 10 AM to 10 PM Sundays and 8 AM to 10 PM Mondays through Saturdays. 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 and ADA requirements.
    8. There is no sidewalk seating included with this application.
    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 **On the Corner NY LLC dba The Mary Lane 99 Bank St 10014** , to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6 board members, 1 public member)

- 9. JMWilliams LLC dba Buvette 42-44 Grove St 10014** (OP–Restaurant, Lic. ID # 0340-22-104299) (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 to add roadway seating to their licensed premises consisting of 14 seats as part of the Dining Out NYC program; and
  - ii. Whereas,** the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and

**iii. 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 7 tables and 14 seats on Grove Street between Bleecker and Bedford Streets.
2. Hours of operation for the Dining Out NYC roadway seating will be from 10 AM to 10 PM Sundays and 8 AM to 10 PM Mondays through Saturdays. 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 **JMWilliams LLC dba Buvette 42-44 Grove St 10014**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6 board members, 1 public member)

**10. D and A Coffee LLC dba 12 Chairs 56 MacDougal St 10012** (RW–Restaurant, Lic. ID # 0240-23-141129) (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 Restaurant Wine License to add roadway seating to their licensed premises consisting of 8 seats as part of the Dining Out NYC program; and

**ii. Whereas**, the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and

**iii. 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 Restaurant Wine 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 4 tables and 8 seats on MacDougal Street between Prince and King Streets.

2. Hours of operation for the Dining Out NYC roadway seating will be from 10 AM to 10 PM Sundays and 8 AM to 10 PM Mondays through Saturdays. 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 Restaurant Wine License for **D and A Coffee LLC dba 12 Chairs 56 MacDougal St 10012**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6 board members, 1 public member)

**11. Fiaschetteria West Ltd dba Fiaschetteria Pistoia 114 Christopher St 10014** (RW–Restaurant, Lic. ID # 0240-22-100269) (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 Restaurant Wine License to add roadway seating to their licensed premises consisting of 8 seats as part of the Dining Out NYC program; 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 Restaurant Wine 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 4 tables and 8 seats on Bleecker Street between Bleecker and Bedford Streets.
  2. Hours of operation for the Dining Out NYC roadway seating will be from 5 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 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 Restaurant Wine License for **Fiaschetteria West Ltd dba Fiaschetteria Pistoia 114 Christopher St 10014**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6 board members, 1 public member)

**12. Fiftyone Merchants LLC dba Via Carota 51 Grove St 10014** (OP–Restaurant, Lic. ID # 0340-22-103159) (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 to add roadway seating to their licensed premises consisting of 36 seats as part of the Dining Out NYC program; and
- ii. **Whereas**, the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. **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 12 tables and 36 seats on Sullivan Street between 7<sup>th</sup> Avenue South and Bleecker Street.
  2. Hours of operation for the Dining Out NYC 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 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 and ADA requirements.
  8. There is no sidewalk seating included with this application.
  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 **Fiftyone Merchants LLC dba Via Carota 51 Grove St 10014**, to add seating under the Dining Out NYC program **unless** the statements the Applicant

has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6 board members, 1 public member)

**13. Box Hill LLC dba King 16 18 King St 10014** (OP–Restaurant, Lic. ID # 0340-22-115271) (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 to add roadway seating to their licensed premises consisting of 6 seats as part of the Dining Out NYC program; 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 3 tables and 6 seats on King Street at the southwest corner of King Street and 6<sup>th</sup> Avenue.
  2. Hours of operation for the Dining Out NYC roadway seating will be from 10 AM to 10 PM Sundays and 8 AM to 10 PM Mondays through Saturdays. 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 **Box Hill LLC dba King 16 18 King St 10014**, to add seating under the Dining Out NYC program unless the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6 board members, 1 public member)

**14. Saint Sabino LLC dba San Sabino 113 Greenwich Ave 10014** (OP–Restaurant, Lic. ID # 0340-24-103315) (Alteration: Dining Out NYC–Sidewalk, 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 to add a sidewalk café roadway seating to their licensed premises consisting of 45 seats as part of the Dining Out NYC program; 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 café will substantially conform to submitted diagram and have no more than 3 tables and 6 seats on Greenwich Avenue between Jane and West 12<sup>th</sup> Streets and 3 tables and 6 seats on Jane Street between Greenwich Avenue and West 4<sup>th</sup> Street.
2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 9 tables and 18 seats on Greenwich Avenue between Jane and West 12<sup>th</sup> Streets and 9 tables and 15 seats on Jane Street between Greenwich Avenue and West 4<sup>th</sup> Street.
3. All sidewalk and roadway seating on Greenwich Avenue will end no later than 11 PM. All sidewalk and roadway seating on Jane Street will end no later than 10 PM.
4. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
5. 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.
6. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
7. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
8. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
9. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
10. 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 **Saint Sabino LLC dba San Sabino 113 Greenwich Ave 10014**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6 board members, 1 public member)

**15. RABTRA LLC dba Art Bar 52 8th Ave 10014 (OP-Tavern) (Alteration: Dining Out NYC– Sidewalk, Roadway) (Lic. ID #0370-23-127134)**

i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add a sidewalk café and roadway seating to their licensed premises consisting of 23 seats in total as part of the Dining Out NYC program; 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 café will substantially conform to submitted diagram and have no more than 1 tables and 6 seats on 8<sup>th</sup> Avenue between Horatio and Jane Streets.

2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 3 tables and 17 seats on 8<sup>th</sup> Avenue between Horatio and Jane Streets.
3. Hours of operation for the Dining Out NYC sidewalk café and roadway seating will be from 4 PM to 10 PM Sundays, 4 PM to 11 PM Mondays through Thursdays and 4 PM to 12 PM Fridays and Saturdays. 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 **RABTRA LLC dba Art Bar 52 8th Ave 10014**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6 board members, 1 public member)

**16. Film Forum Inc. 209 W Houston St 10014** (TW–Movie Theatre) (Corporate Change) (*appearance waived*)

- i. **Whereas**, the Applicant sent notice to Community Board 2, Manhattan’s of a Corporate Change application to their tavern wine liquor license (Lic. ID # 0267-23-127978) to continue operate a movie theater in a twelve-story commercial building (circa 1926) on Houston Street near its corner with Varick Street, this building bordering NYC LPC’s designated Greenwich Village Historic District; and
- ii. **Whereas**, the Applicant came before CB2, Man. in August//2022 for the tavern wine license and has been operating for years as a movie theater and the method of operation as movie theater remains the same; and
- iii. **Whereas**, the instant application is a corporate change to remove Karen Cooper, the president/treasurer of the non-profit and replace her with Sonya Chung listed as the president/director of the non-profit, there are no changes in method of operation; and
- iv. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the Method of Operation for the Beer and Wine License, with those stipulations as follows:
  1. The premises will be advertised and operated as a movie theater.
  2. The interior hours of operation will be the service of alcohol to customers will be Sunday to Saturday from 11:00 AM to 12:00 AM.
  3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be

- operated in that manner.
4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating.
  5. There will be three televisions in the lobby that will play trailers for upcoming movies.
  6. Beer and wine service and sales will be limited to ticketed patrons only.
  7. No alcohol to take out or for delivery.
  8. The premise is an existing movie theater that already has professionally designed soundproofing.
  9. Will not install or have French doors, operable windows or open façades.
  10. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  11. Will not install or have French doors, operable windows or open facades.
  12. Will not make changes to the existing façade except to change signage or awning.
  13. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
  14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  15. The premises will not have DJ’s, dancing, promoted events, scheduled performances or any event where a cover fee is charged or security personnel.
  16. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the Corporate Change to the existing tavern wine license for **Film Forum Inc. 209 W Houston St 10014**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the NYSLA Liquor License.

Vote: Unanimous in favor (6 board members, 1 public member)

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

**17. San Paolo Hospitality LLC dba Ambra 569 Hudson St. 10014 (OP–Restaurant) (Change in Method of Operation)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on June 5, 2025, the Applicant requested **to lay over** this application to July/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 **San Paolo Hospitality LLC dba Ambra 569 Hudson St. 10014** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6 board members, 1 public member)

**18. Ad Hoc Collective LLC dba Ad Hoc 13 Christopher St 10014 (TW–Tavern) (previously unlicensed)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on June 5, 2025, the Applicant requested **to lay over** this application to July/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 **Ad Hoc Collective LLC dba Ad Hoc 13 Christopher St 10014** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6 board members, 1 public member)

**19. Charlie Boy 263 LLC dba Charlie Boy 47 7th Ave South 10014 (OP–Restaurant)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on June 5, 2025, the Applicant requested **to lay over** this application to July/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 **Charlie Boy 263 LLC dba Charlie Boy 47 7th Ave South 10014** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6 board members, 1 public member)

**20. Elvita Group Corp. 455 Hudson St. 10014 (OP–Restaurant) (Alteration: DONYC–Sidewalk)**

**Whereas**, prior to this month’s CB2, Man. SLA #2 Licensing Committee Meeting on June 5, 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 **Elvita Group Corp. 455 Hudson St. 10014** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6 board members, 1 public member)

**21. Train Design LLC and The Third Man Management LP dba Pastis 54 56 Gansevoort St 10014**  
(OP–Restaurant) (Alteration: DONYC–Sidewalk, Roadway)

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on June 5, 2025, the Applicant requested to lay over this application to July/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 **Train Design LLC and The Third Man Management LP dba Pastis 54 56 Gansevoort St 10014** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6 board members, 1 public member)

**22. 16 Bedford Corp. dba Aria, 16 Bedford St. 10014** (OP–Restaurant) (Alteration: DONYC–Roadway)

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on June 5, 2025, the Applicant requested to lay over this application to July/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 **16 Bedford Corp. dba Aria, 16 Bedford St. 10014** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6 board members, 1 public member)

**23. Good Luck Ribbon Corp dba Ariccia 14 Bedford St 10014 (RW–Restaurant) (Alteration: DONYC-Roadway)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on June 5, 2025, the Applicant requested **to lay over** this application to July/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 **Good Luck Ribbon Corp dba Ariccia 14 Bedford St 10014** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6 board members, 1 public member)

**24. 230 Bleecker Corp dba Cotenna 21 Bedford St 10014 (OP–Restaurant) (Alteration: DONYC-Roadway)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on June 5, 2025, the Applicant requested **to lay over** this application to July/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 **230 Bleecker Corp dba Cotenna 21 Bedford St 10014** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6 board members, 1 public member)

**25. Realmuto 117 7th Avenue South LLC 117 7th Ave S 10012 (RW–Restaurant) (Alteration: DONYC-Sidewalk)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on June 5, 2025, the Applicant requested **to lay over** this application to July/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 117 7th Ave S 10012** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6 board members, 1 public member)

**26. Shosh NYC LLC dba Shosh NYC 41 Greenwich Ave 10014 (OP-Restaurant) (Class change)**

**Whereas**, following this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on June 5, 2025, the Applicant requested to lay over this application to July/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 **Shosh NYC LLC dba Shosh NYC 41 Greenwich Ave 10014** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6 board members, 1 public member)

Respectfully submitted,

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

Valerie De La Rosa, Chair  
Eugene Yoo, First Vice Chair  
Donna Raftery, 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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### HUMAN SERVICES

The Human Services Committee of Community Board No. 2, Manhattan, held its regular monthly meeting on May 29, 2025, at 6:30pm in hybrid format.

Committee Members Present: Susanna Aaron (Chair), Keen Berger, Juliet Kaye, Ryder Kessler, Emma Smith

Committee Members Absent With Notice: Ritu Chattree (Vice Chair), Arturo Fernandez, Zachary Kazzaz, Janet Liff

Public Members Present: Rachel Yarmolinsky

Other CB2 Members Present: Valerie De La Rosa (Chair), Carter Booth, Donna Raftery

**Agenda:** \*The Village Interagency Task Force reports on its activities

#### **Guests:**

- 1) Village Interagency Task Force: Vanessa Warren (Social Services Chair, Washington Place Block Association), Brian Maloney (Infrastructure Chair, Neighborhood Action Group founder), Scott Hobbs (Business Chair, Village Alliance Executive Director)
- 2) Manhattan District Attorney's Office: Eric Strazza (Supervisor of Community Engagement), Peter Tse (Community Engagement Coordinator)

#### **REPORT:**

The Village Interagency Task Force (VITF) is a new collaborative initiative developed by the Manhattan District Attorney's Office and the Mayor's Office. The VITF aims to address pressing quality of life and public health issues in the Greenwich Village area through coordinated interagency efforts.

It is modeled after successful interagency collaborations in Harlem and Midtown, aiming to address quality of life issues including mental health crises, homelessness, addiction, and infrastructure decay. It was created in response to community outcry over deteriorating conditions around Washington Square Park, especially during the summer of 2024.

#### **How VITF Works**

Composition: The task force is composed of three arms:

-The Mayor's Office, which provides access to agency heads.

-The DA's Office, which appoints the VITF chairs and supports coordination and accountability.

-The VITF Community Co-Chairs, who represent resident, business, and public concerns. The decision to place chairmanship in the community and not in a city agency is to strengthen accountability.

### Meetings:

-Frequency: One-hour meetings are held biweekly, alternating between infrastructure and social services focus.

-Footprint of area covered: Known as the “Red Zone,” includes Washington Square Park and surrounding streets (W. 4th to 9th Streets, 6th Avenue Corridor). This includes critical areas around the park with high levels of drug activity, encampments, and public safety concerns. A related “yellow zone” has emerged as a spillover area from the increased enforcement and outreach efforts in the red zone. (See map below.)

Format: Meetings are closed to the public to ensure focused, results-driven discussion. Community input is collected via block associations, WhatsApp groups (referred to as “NAGs” – Neighborhood Action Groups), and community council meetings.

### **Questions**

How does VITF become aware of concerns? VITF chairs employ an established network of communication. Before VITF, Vanessa and Brian organized the Neighborhood Action Group (NAG) to coalesce smaller block associations and connect them through a series of WhatsApp chats, and people can report an address where there is trouble, an encampment, needle debris, or trash, etc. NAG then submits 311, or 911, calls en masse. There are eight or nine NAG groups in the Village.

VITF also attends Community Council meetings of the 6<sup>th</sup> precinct of NYPD and other community meetings.

How can the community that is not part of NAG make its concerns known to VITF? VITF is not intended to replace 311 calls as a system of reporting. Residents should know that issues rise in priority when 311 receives five separate calls with the same address and complaint.

If meetings are not public, how can the community become aware of VITF’s work? VITF will come to CB2 several times a year to report on its activity. VITF also puts out a newsletter and neighbors may request to receive it by writing to [nycnagnow@gmail.com](mailto:nycnagnow@gmail.com).

Several operational challenges were noted, such as gaps in transportation for those ready to enter shelter, lack of communication among agencies prior to the task force, and holes in service delivery that are now being identified and addressed. Nonetheless, there have been meaningful successes, such as placing 42 individuals into shelter or housing through coordinated efforts.

Street homeless have rejected the traditional shelter intake system. For these chronically homeless individuals, the city has built a limited number of Safe Havens, which are designed with lower barriers of compliance. One of these is that individuals can request the Safe Haven they prefer, which can add to difficulty in housing them when their preferred location has no vacancy.

### **Reported Successes**

-2,800 discarded needles collected since January 2025.

- 42 individuals placed into shelters or Safe Havens. (No additional details were available about the welfare of those individuals today, so we don't know if they remained in shelter or housing, or sought additional services, or have returned to unsheltered living.)
- Improved responsiveness from city agencies (e.g., DEP resolving flooding at Stumptown Coffee).
- Better information on systemic problems, permitting agencies to address them at a higher level of administration.
- Laws and design of street scaffolding in process of changing, providing fewer hiding places for antisocial behavior.

### **Ongoing Challenges**

- Gaps in detox and addiction treatment infrastructure (no detox centers in Manhattan).
- Dearth of inpatient beds for addiction treatment.
- Many services requiring ID documents, which many homeless people lack.
- Interagency coordination still evolving, especially among outreach providers.
- Limitations in 311 tracking and public awareness. VITF interested in being better informed of 311 complaints to direct its work.
- While rates are low for "index" crimes, felony drug arrests have increased. (Please see [here](#) for report from July 27, 2024, CB2 meeting with Office of Special Office of the Special Narcotics Prosecutor for the City of New York (OSNP))

### **Community Engagement**

- Community members report issues via 311 and WhatsApp-based groups.
- NAGs coordinate mass 311 submissions to increase response rates.
- Community outreach is managed by the co-chairs and village institutions like the Village Alliance.
- The committee expressed the need for broader communication and access to VITF resources, including periodic updates to CB2 and improved public outreach tools (e.g., flyers or posters). Committee expressed interest in expanding channels of input to the VITF to allow fuller and broader representation of community interests.

### **Observations from CB2**

- The committee praised the unprecedented level of interagency coordination and participation.
- There was a strong desire to see this model replicated in other areas of the city.
- Members suggested rotating CB2 attendance at VITF meetings and more formal integration with the community board's work.
- Emphasis was placed on finding a balance between operational efficiency and democratic input.

(See map below)

# Village Interagency Task Force

January 8, 2025



## Initial Areas of Focus *(Highlighted in Red)*

- I. NW Corner of Washington Square Park
  - Mercer St between W 3<sup>rd</sup> & W 4<sup>th</sup> Sts\*
- II. W 3<sup>rd</sup> St – W 9<sup>th</sup> St between 5<sup>th</sup> Ave – 6<sup>th</sup> Ave
  - MacDougal St & Minetta Lane
- III. Washington Place & Waverly Place between 6<sup>th</sup> Ave & Grove St

## Impact Areas *(Highlighted in Yellow)*

- Bleeker Street – W Washington Place from 6<sup>th</sup> Ave – 7<sup>th</sup> Ave

## Hub Co-Chairs

- Scott Hobbs: Executive Director, Village Alliance
- Brian Maloney: President, Village Neighborhood Action Group
- Vanessa Warren: President, Washington Place Block Association



DRAFT



## COMMUNITY BOARD NO. 2, MANHATTAN

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### PARKS & WATERFRONT COMMITTEE MEETING

June 4, 2025

The Parks & Waterfront Committee of Community Board #2, Manhattan held its monthly meeting on Wednesday, June 4, 2025, at 6:30 in person at the CB2 office and via Zoom.

The meeting covered two topics:

1. Update from Robert Atterbury, Executive Vice President – Parks Relationships and Programs for the Hudson River Park on their summer programming schedule and event.
2. Update from Will Morrison, Washington Square Park Administrator and the Executive Director of the Washington Square Park Conservancy, on management of Washington Square Park.

**Board Members Present:** Susanna Aaron (Vice Chair); Chris Dignes; Shirley Secunda; Edward Siegel; Benjamin Listman

**Board Members Remote:** Rich Caccappolo (Chair); Ritu Chattree; Frederica Sigel

**Board Members Absent with Notice:**

**Board Members Absent without Notice:**

**Public Members Remote:** Elizabeth Gilmore; Sharon Woolums; Coral Dawson

**Public Members Absent with or without Notice:**

In total, 40 people attended the meeting in person (including guests) with approximately 25 on zoom.

**There were no resolutions resulting from this meeting.**

#### **1. Update from Robert Atterbury, Executive Vice President – Parks Relationships and Programs for the Hudson River Park on their summer programming schedule and event.**

*Mr. Atterbury first shared Summer Events & Public Programming Highlights scheduled in the park – details can be found here <https://hudsonriverpark.org/visit/events/>*

#### **Educational & Science Events:**

- Submerge Marine Science Festival (Pier 84) is a 2-day annual event (held in May); 1,000+ school kids (mostly Title I schools), 4,500+ public attendees. Includes touch tanks, science exhibits, and wildlife engagement.

- Wet Lab Look-Ins (Pier 40): Research aquarium with live local aquatic life (e.g., horseshoe crabs, seahorses, oysters). Citizen science programs (e.g., oyster monitoring). Held June 4<sup>th</sup>.

- Big City Fishing (Pier 51): Free catch-and-release fishing program with educational support. (Note: a New York State fishing license is not required for fishing at the site discussed.)
- Guided Tours including Nature Walks in the Village and Shoreline Strolls on Gansevoort Peninsula.
- Science After Dark: Adult-targeted education events included “Ask a Scientist”, “Science Stories” (fun fieldwork tales), “Back to School” lecture series – these include beer with admission.

### **Health & Wellness:**

- Healthy on the Hudson: free workout classes (HIIT, yoga, etc.) across multiple piers (25 to 97).
- Dance Is Life (Pier 76): Latin hustle dance nights; ~1,500 attendees weekly.
- Sunset Salsa (Pier 76): popular dance series, growing from ~500 to 2,500 attendees by season’s end.

### **Music & Performing Arts:**

- Jazz at Pier 84 (in partnership with Jazz Foundation)
- Boardwalk Blues (Pier 97)
- Broadway by the Boardwalk (Clinton Cove): 6-week series of intimate performances by current/former Broadway stars.
- Blues & BBQ Festival: In its 23rd year; continues to grow with sponsor support.

### **Special Cultural Events:**

- Juneteenth Celebration (Pier 45): Featuring the “Ladies of Hip Hop” with a retrospective on Black dance.
- Pride Celebration (Pier 45): Dance party featuring DJs and special guest hosts.

### **Family & Kids Engagement:**

- Pop-Up Nature Stations (Playgrounds at Piers 51, 97, Chelsea Waterside): Hands-on, kid-focused learning with educational materials and anatomically correct animal models.
- Gallery at Pier 57: Monthly rotating exhibits (e.g., next topic is crabs). Digital microscopes and interactive science games.
- Note: the anatomically correct sturgeon models at Pier 25’s science playground are educational and display internal organs, including painted eggs, for both shortnose and longnose Atlantic sturgeon.

### **Environmental Engagement:**

- Blue Team Cleanups: Volunteer cleanup efforts on Gansevoort Peninsula. Focus on plastic debris collection and waste monitoring
- Citizen Science: Oyster shell bag reef monitoring, shoreline ecology studies.

*Mr. Atterbury provided an Operations Update. He started by noting the park is now in high season, with heavy use of the esplanade and piers.*

### **Park construction & improvements:**

- Pier 46 turf was replaced (after 10+ years), funded in part by Councilmember Erik Bottcher. Additional improvements: water fountain, bottle filler, concrete, and benches. Was closed for ~4 weeks, now reopened.
- Pier 25 turf will be replaced at the *end of fall season*
- Pier 45 (Christopher Street): New canopies installed, replacing originals from 2002. Steel supports repaired; all lighting upgraded to LED. Last year’s wood decking project was part of this phased

refurbishment project. These efforts emphasize need for long-term capital maintenance funding due to aging infrastructure.

**Art restoration:** LGBT memorial cleaned; Pier 40 mural restored; two large tables at 29th Street refurbished.

**New concession at Gansevoort Peninsula:**

- Will be operated by Hudson Plate (Malik Enterprises), a family-owned business from Tribeca.
- Opening fall 2025, offering Mediterranean light fare and grab-and-go items.
- It is a temporary arrangement while market demand is assessed.
- Possibility left open for beer and wine sales in a designated area for adults during games—this will require return review by CB2 SLA.

**Security Incident:** In May, a vehicle entered the park through a Port Authority access point at the Canal Street entrance (Pier 34). Driver was mentally unstable; he struck a person (non-fatal injuries). Vehicle was stopped by bollards; PEP and emergency services responded effectively. Park is working with Port Authority and State DOT to better secure this necessary emergency access point.

**Pride Preparations:**

- Pride Day is one of the busiest and most challenging days for the park. ~8,000–10,000 attendees gather between Piers 45 and 46. Focus is on safety: crush zones, festival EMS, extra lighting, water stations, portalets. It is an unprogrammed public gathering—it is not affiliated with NYC Pride or Empire Pride. No private event permits allowed due to density.
- Park staff perform overnight cleanup.
- Coordination with NYPD and PEP; staff often sleep on site to manage event.
- In the past: Narcan administered to save lives on a few occasions. Team has responded to incidents, e.g., bear spray attacks. Many attendees transported to hospitals for over-intoxication or fights.

**Pier 25 – Fish Research Collaboration:** Installation of a fish receiver ("fish song") just south of CB2 at Pier 25. Part of a NOAA-supported project with national researchers to track tagged fish in the Atlantic using acoustic pings.

**An issue the Park is dealing with now: Running Clubs as a safety concern**

- Hudson River Park is launching a specific permit system to address crowding and safety issues caused by large running groups.
- At peak evening hours (e.g., 6–7:30 PM), as many as 1,000 runners from multiple clubs have used the Village esplanade between Pier 45 and Gansevoort, causing safety hazards and crowding.
- Runners in clubs often run 3–4 abreast, creating obstructions and making it difficult for others (e.g., pedestrians, those with mobility impairments) to use the park safely.
- Permit enforcement challenges: Difficult to stop runners once in motion. Organizers sometimes avoid rules by informally organizing via platforms like Instagram. Some run clubs hold corporate-sponsored events with giveaways (e.g., Nike), raising concerns about unauthorized marketing / park privatization.
- Though there are issues, the park is lowering barriers (e.g., fees) to encourage clubs to register and work cooperatively, with goals to launch runs in waves; prevent monopolization of space; and maintain user safety and enjoyment for all.

*Mr. Atterbury closed by reminding us that Community Engagement with the park staff is encouraged: Community members are encouraged to report issues or observations (email: [info@hrpt.ny.gov](mailto:info@hrpt.ny.gov) or via their 24/7 operations line). Park staff and seasonal teams are actively monitoring incoming reports.*

In response to a question, Mr. Atterbury discussed the Route 9A (West Side Highway) Redesign Study being conducted by the NYS Department of Transportation (DOT) for the Battery to West 59th St. Note: the bikeway alongside the highway is under state jurisdiction and is not part of Hudson River Park. The park is a key stakeholder, however, and has provided stakeholder input and promoted engagement sessions and has posted signage throughout the park to alert the public to engagement opportunities. The study is still in the early conceptual phase, seeking community input on goals and concerns before moving to design solutions.

In response to a question following up on a topic our committee discussed in February about Pier 40, Mr. Atterbury addressed the RFP (Request for Proposals) for the indoor space at Pier 40, which for 25 years has been operated by the P3 baseball organization. Atterbury said that the RFP submission period closed mid-April, and that HRPT is now in the selection process. A conditional award may be made in June.

## **2. Update from Will Morrison, Washington Square Park Administrator and the Executive Director of the Washington Square Park Conservancy, on management of Washington Square Park.**

*Will Morrison, Washington Square Park Administrator and Executive Director of the Washington Square Park Conservancy, provided an update on park activities and announced a licensing deal with NYC Department of Parks and Recreation:*

**He started by discussing the Village Interagency Task Force** which is a mayoral and district attorney-led initiative addressing quality-of-life issues in and around the park, especially the troubled northwest corner.

- It is co-chaired by community members Vanessa Warren, Brian Maloney, and Scott Hobbs.
- It includes 16 government agencies and four subgroups: Legislative, Enforcement, Infrastructure, and Programming.
- Since January: 2,800+ needles removed. 15,000+ bags of debris cleaned up. 139 social service engagements by Parks Enforcement.
- Also, the Conservancy has expanded programming in the NW corner area: Artist residency now 3 days/week. New events: Scrabble tournaments, knitting and crocheting classes. Potential future programming includes a vegan night market.

Mr. Morrisey then discussed **Artist Policy Advocacy**: acknowledging community member / artist Konami for organizing artists and submitting a formal policy proposal to the Parks Department. The proposal is under internal review, and updates will be shared once available (more details below).

**Mr. Morrison announced a new License Agreement Between NYC Parks & the Washington Square Park Conservancy:** After 13 years of informal collaboration, a formal 5-year license agreement has been signed. He stated that this brings Washington Square Park in line with other NYC

conservancy-managed parks like Central Park and Prospect Park.

- Key points of the agreement:

- \$1.1M+ will be contributed annually from the Conservancy to fund staff positions (employees of NYC DPR, not private employees).
- Supports maintenance, horticulture, enforcement, and programming.
- Enables larger capital planning, e.g., renovating two long-neglected playgrounds.
- Conservancy can now fundraise in the park (up to 4 designated events per year, limited in scope and not park-wide).
- Funds raised from bench adoptions and other efforts will go directly to Washington Square Park, not citywide.
- Formalizes Conservancy's role in hosting free public programming and volunteer events.

- Governance & Transparency:

- Mr. Morrison clarified that private fundraising events will never close the entire park, only limited areas.
- He committed to providing public access to the license agreement once cleared by legal.
- To summarize, Mr. Morrison stated that this move reflects a strengthened public-private partnership aimed at improving park operations, programming, and long-term capital investment.  
Some community board members at the meeting praised the Conservancy for its work and fundraising and for maintaining transparency and protecting the public character of the park.

**Mr. Morrison responded to a question about the relationship with NYU:**

- No formal agreement between NYU and the Parks Dept. regarding student gatherings.
- NYU does donate to the Conservancy already; hope is it will donate more now, i.e., the license agreement is expected to strengthen this relationship and possibly encourage larger contributions.
- If NYU donates to the Parks Department, the funds are not necessarily earmarked for WSP. However, if it donates to the Conservancy, those funds go directly to WSP.

**He shared information on city funding and budget transparency:**

- Parks Department funding to the park should remain the same post-license agreement. The city will not reduce its funding portion to rely on the Conservancy. Of course, there are no guarantees the city won't cut Parks Dept. budgets.
- Conservancy can hold the city accountable for maintaining budget levels.
- A formal budget for park operations will now be developed, separating city and Conservancy funds.
- Goal: Allow the public to understand how much it costs to operate the park and ensure funding.

**Mr. Morrison also explained other revenue streams and programs that help fund the park:**

- Adopt-a-Tree Guard Program: Not well known—only one currently in the park. A potential fundraising and stewardship opportunity.

- Film Shoot Fees: Now directly benefit Washington Square Park, a known film destination.
- Concessions: Thiru ("Dosa Man") and another cart in the fountain plaza operate under DPR agreements. Plus, an RFP (Request for Proposals) has been issued for a concession at the northwest corner to promote positive space use.

**Mr. Morrison discussed park maintenance & improvements:**

- Children's Park (NE corner): Previously a mosquito-prone area. Cobblestones added to raise ground level—issue significantly improved.
- Volunteer support was used for the fix; future improvements are prepped if needed.

**Mr. Morrison discussed staffing and growth, noting that the Conservancy is expanding its team and the resources for the park:**

- Hired a deputy director, development associate.
- Hired two seasonal coordinators (volunteering & programming).
- Intern program continues.
- Future staffing increases anticipated to meet growing needs.

**The meeting was opened to questions from attendees. Core Themes:**

- Transparency & Process: community member Catherine Swan expressed feelings of being blindsided by lack of a public hearing or clear meeting agenda language.
- Privatization Concerns: they expressed concern over whether the agreement signals privatization.
- Governance & Trust: Tension emerged in a debate between a few attendees over differing visions for the park's management and evolving roles of private entities in public spaces.
- Fiscal Stability: Some board members saw value in securing non-city funding through Conservancy involvement.

**More details on opinions expressed by Catherine Swan, who raised objections to the Washington Square Park Conservancy receiving a license agreement from the city without prior public hearing or Community Board input. Her key points included these:**

- Violation of process and lack of transparency, which she said contradicts established procedure and past resolutions.
- Assertions that this concern was raised 12 years ago (2013) when the Conservancy was created, and that a resolution was passed by the Community Board at that time rejecting such formal licensing. She criticized current members, especially those who were also present in 2013, for acting as though the history is irrelevant or forgotten. She accuses board members of "pretending none of that happened" and not holding the Conservancy accountable to the board's earlier stance. A copy of CB2's June 2013 resolution can be found on page 12 [here](#). (Note that the stipulation made at that time that the park would never have a license agreement with the city was made by then Commissioner William Castro of the New York City Department of Parks and Recreation (DPR) and is noted in the Whereas section of the resolution; it is not in the "Therefore be it resolved" section of the resolution. Hence, we cannot assume that it was a matter of importance to our committee's approval of the Washington Square Park Conservancy. The claim that this stipulation was a requirement demanded by the community is not clear. In the resolution, the point is made in reference to the role the Conservancy would play; DPR would maintain its authority and operational jurisdiction over the park.)
- Privatization and Community Access. Ms. Swan is deeply concerned about the "privatization" of Washington Square Park, stating that it was always valued for being distinct from more corporatized parks. Though admitting that privatization has not happened as she and others feared when started 12 years ago, she suggested that public input and discussions have diminished since the Conservancy was

formed, leading to less transparency and oversight.

- She also criticized the agenda for labeling the issue as “management of the park,” which she believes minimized the gravity of what is actually a formal licensing agreement with wide-reaching implications.

**In response, some committee members defended an evolving perspective:**

- Noting the Conservancy was new and unproven in 2013. Over 12 years, "things change" and the board and community may choose to adapt. Past positions may not necessarily dictate current policy.

- Some expressed opinion that the Conservancy has truly followed through on its pledges and has delivered funding and assistance. The speakers expressed appreciation for the work the Conservancy has done.

- Some long-serving committee members acknowledged the 2013 resolution and suggested financial prudence should be a motivating factor now, as city budgets are uncertain and community-based support (via partnerships) may help sustain park operations in difficult times, as the benefits of the Conservancy have been shown.

- More specifically, a potential cut in federal support to the city could lead to reallocation of city funds — possibly away from parks. Community-based funding will help mitigate this risk.

**Mr. Morrison emphasized the significant financial contributions made by the Conservancy to Washington Square Park - \$11.5 million raised to date - and explained that funds raised by the Conservancy go directly to programming and staff, including city-employed park workers who maintain cleanliness, safety, and horticulture.**

- The Conservancy’s model of funding actual NYC Parks Department employees, allowing those workers to receive full city benefits, such as pensions and health insurance — a significant distinction from other nonprofits that hire their own staff without such benefits.

- Without a license agreement, donations like “adopt-a-bench” often benefit the city’s general fund, not the specific park. With a license agreement in place, every donated dollar will go directly to Washington Square Park, aligning donor intent with impact.

- He noted the social impact of having consistent, well-funded programming in the park, especially given ongoing challenges like drug activity in the northwest corner. Community-funded programming helps provide a positive presence even when broader governmental solutions are lacking.

- He also noted the support that WSPC has given to small local parks that don’t have the private support of a conservancy, such as Golden Swan.

**NYC Parks and Recreation Department Manhattan Commissioner Tricia Shimamura** joined the conversation to state her support for the licensing agreement and she clarified that

- The park remains city property.

- License agreements do not privatize public parks but formalize partnerships.

**Mr. Morrison then went back to the topic of artist policy in the park.**

A representative of the artists, Konami, conveyed concern over delayed action on requests for clarification of performance rules, including frustration over lack of progress on a proposal submitted months ago related to rule change for performances in Washington Square Park (e.g., sound levels, speaker use). She expressed urgency due to the upcoming summer season, which typically sees increased park activity and enforcement.

- Mr. Morrissey and Commissioner Shimamura acknowledged the delays and explained they are due to organizational transitions (e.g., new leadership, staff turnover), i.e., no ill intent but slow internal processes.

- They also noted the requests in the submitted proposal implied citywide rule changes not just limited to Washington Square Park. Konami offered to meet directly with Parks Department officials to explain the intent behind the proposal.
- Regarding current enforcement guidance
  - No changes in current enforcement policy toward performers.
  - Performers may remain under the arch unless a permitted event displaces them. They may seek the help of officers if they are being displaced by people who do not have a permitted event.
  - Performers are encouraged to check the event calendar or speak directly to park staff or officers for clarity.
- Konami reiterated the importance of consistent and clear rules and standards—distinguishing performers from vendors, setting decibel/time limits, etc. with the goal being clarity and fairness, not eliminating enforcement.
- Our committee supports these efforts, reiterating that there is currently no formal update from Parks and hopes the issues can be clarified in time for summer season.
- Attendees inquired if the proposal document can be shared; it will be made available through the district manager.

Respectfully submitted,

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