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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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FULL BOARD MINUTES

DATE: April 17, 2025

TIME: 6:30 P.M.

PLACE: The Gould Welcome Center at NYU, 50 West 4th Street, and via Zoom

ATTENDANCE

BOARD MEMBERS PRESENT IN PERSON: Susanna Aaron, William Benesh, Keen Berger, Carter Booth, Katy Bordonaro, Amy Brenna, Richard Caccappolo, Valerie De La Rosa, Chris Dignes, Arturo Fernandez, Mar Fitzgerald, Cormac Flynn, David Gruber, Juliet Kaye, Zachary Kazzaz, Susan Kent, Ryder Kessler, Jeannine Kiely, Patricia Laraia, Janet Liff, Benjamin Listman, Ed Ma, Erika Olson, Brian Pape, Donna Raftery, Lois Rakoff, Bo Riccobono, Rocio Sanz, Shirley Secunda, Eddie Siegel, Emma Smith, Susan Wittenberg, Eugene Yoo (33)

BOARD MEMBERS PRESENT VIA ZOOM AND COUNTING TOWARD QUORUM:

Frederica Sigel, Dr. Shirley Smith (2)

BOARD MEMBERS PRESENT VIA ZOOM AND NOT COUNTING TOWARD QUORUM: (0)

BOARD MEMBERS ABSENT WITH NOTIFICATION: Anita Brandt, Ritu Chattree, Stella FitzGerald, Susan Gammie, Ivy Kwan Arce, Chenault Spence, Antony Wong (7)

BOARD MEMBERS ABSENT: Matthew Metzger (1)

BOARD MEMBERS PRESENT/ARRIVED LATE: David Gruber, Ed Ma, Rocio Sanz, Susan Wittenberg (4)

BOARD MEMBERS PRESENT/LEFT EARLY: (0)

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

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

MEETING SUMMARY

Meeting Date – April 17, 2025
Board Members Present – 35
In Person – 33
via Zoom Counting toward Quorum – 2
via Zoom not Counting toward Quorum – 0
Board Members Absent with Notification – 7
Board Members Absent – 1
Board Members Present/Arrived Late – 4
Board Members Present/Left Early – 0

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PUBLIC SESSION

Susanna Aaron:

- Paul's Place (the Safe Haven facility on West 14th Street) accepts donations of men's and women's clothing 24/7, with a two-bag minimum.
- Lenox Hill Greenwich Village (now known as Northwell Greenwich Village Hospital) is having a blood drive on May 6th at 200 West 13th Street.
- Northwell Greenwich Village Hospital is expanding services. The Human Services Committee will be learning at its meeting on April 24th.

Marieke Mauro – New Era Caps:

- Representing the 300 Lafayette Street project on the Landmarks agenda. Found a location on Houston. Planning to dim the brightness on all 3 LED screens proposed for its store windows when it gets dark. They are listening to the community and care about being good neighbors.
- Q / A
 - K. Bordonaro asks if the speaker can share the name of the business. New Era Cap sells the official apparel of NYC baseball teams.

Lois Rakoff:

- Washington Square Music Festival is returning to Washington Square Park, with free music every Tuesday in June starting at 8pm. The festival is having a benefit on May 18th at the Greenwich House Music School. Ticket pricing of \$60 for those under 40 or \$75 for age 40 and up.

Rhonda Shearer

- Representing Soho Alliance (Sean Sweaney could not be present) and Soho Action. Here to discuss the application for 470 Broome Café LLC dba Francesco – an applicant for an SLA license on the agenda at this meeting. The applicant Mr. Perelli is not credible. At the April 1st CB2 Committee meeting, Mr. Perelli claimed to have been a “worker” at the prior establishment "Dr. Smood," when in fact he was the CEO. He submitted forms claiming that the establishment had a full kitchen, and then withdrew those forms acknowledging that the establishment did not have a full kitchen. The applicant has now switched from seeking a full on-premises license to a tavern wine and beer license. The issue is credibility.

Requesting that the Full Board send the application back to Committee to allow more

community voice, since the change to seeking a TW (tavern wine and beer) license was applied for at the last minute during the hearing.

- Q / A
 - R. Sanz asks for clarification on the request to the Board. Has community input taken place already?
 - W. Benesh asks for the name of the business.
A: Francesco / Bistro with Bakery.
 - L. Rakoff asks about the organization, Soho Action.
A: Represents Greene, Wooster, Broome, Prince Streets – which are quieter streets with less night life.

Jessica Ortiz:

- Resident of SoHo. Voicing support for immigrants and the Community Board's resolution on the agenda.

Carlye Eckert:

- Speaking in favor of the Dance Parade, a street dance festival scheduled for Saturday, May 17th. Event has been around for the last 19 years.

ADOPTION OF AGENDA

The agenda was adopted by acclamation.

ELECTED OFFICIALS' AND REPRESENTATIVES' REPORTS

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

- Carrying a Bill to provide a remedy to those whose SNAP benefits have been stolen. Currently an individual whose SNAP benefits have been stolen has no recourse.
- Supporting a first-responder healthcare bill for those affected by the 9/11 environmental hazards. While the World Trade Center health program staff have been restored after precipitous cuts, serious concerns remain.
- Defending senior benefits.
- Opposing the use of tax data to assist in immigration enforcement actions. Supporting the "anti-DOGE Act."
- In person Town Hall next Tuesday April 22nd in Brooklyn.
- Q / A
 - Dr. Smith asks about Headstart funding. Was staffing impacted by the federal cuts only in NY or nationally?
A: The Office will follow up.

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

- Senator got caught up in budget meetings in Albany. Key budget priorities include the following:

- Funding for Housing Access Voucher programs – seeking \$250MM to keep people housed. This effort is receiving broad support.
- Funding for Shelter Arrears / Eviction Prevention programs – seeking \$50MM for this program.
- Carrying a Bill to increase the eligibility cap for SCRIE and DRIE:
 - S1457a proposes an increase of the income eligibility cap to align with current inflation from \$50K per year to \$67K, with future adjustments automatically keyed to the Consumer Price Index
 - The Bill would also freeze rent at 1/3 of the individual’s income, not merely freezing the rent at the level at the time the individual entered the program, since that rent may have been unaffordable at that time.
- Q / A
 - R. Sanz is asking if the senator is in favor of increasing the rent to be paid by rent-regulated (Stabilized and Control) tenants to provide relief from increased costs borne by property owners.

Caroline Wekselbaum, NYS Senator Brad Hoylman-Sigal’s Office, 47th District:

- Acknowledges the tragedy of the recent sightseeing helicopter crash that claimed the lives of a pilot and an entire family. Senator supports a ban on nonessential helicopter use over the 5 Boroughs. Also carrying a Bill to move the helipad out of Hudson River Park.
- Budget negotiations continue. Some issues of particular priority include the following: discovery reforms for criminal prosecutions; bell to bell cell phone bans for schools; proposals to change the standard of proof required for an involuntary commitment; funding for public radio; expanding the local tax credit for certain not-for-profits; modifying the state education “foundation aid formula” that determines key element of the funding for public schools; supporting funding for transgender wellness and equity programs; and providing funding for legal services for immigrants facing deportation or status changes.
- Town Hall on April 21st to discuss "Fighting the White House Agenda and Forging a Path Forward." In person at the Society for Ethical Culture.

Tracy Jackson, Chief of Staff, NYC Assembly Member Deborah Glick’s Office, 66th District:

- State Senator Glick is spending most of her time in Albany working on the state budget which is already several weeks past its statutory due date of April 1st.
- Carrying a Bill to prohibit “forever chemicals” from a variety of consumer products.
- Introduced a bill to re-authorize the City's school zone speed camera protocols. This includes a provision to enable investigation of ghost plates. The companion Bill in the NYS Senate is being carried by Sen. Hoylman-Sigal.
- Has been working to get clarity from FDNY on waivers for roadbed dining. Understand that there is a new FDNY taskforce to manage this.
- Q / A
 - R. Kessler gives thanks to AM for signing on to the bill increasing penalties for repeat offending speeders.

- D. Gruber asks for more clarification on FDNY waivers and taskforce. Office is aware of the effort but few details have been made public at this time.

Ashley Park, NYS Assembly Member Grace Lee's Office, 65th District:

- AM is in Albany for ongoing budget negotiations.
- Supporting the Stock Act to prevent elected officials from misusing tax funds.
- Testified at joint budget hearing for Environment remediation funding.
- Introduced a bill to address sidewalk sheds that have been in place an excessive amount of time.

NYC Council Member Christopher Marte, District 1:

- Thanks to outgoing Chair Susan Kent!
- Introduced legislation to prevent the mandatory transition of retired City workers to Medicare Advantage Plans.
- Convening a Healthcare Town Hall on May 20th, 6pm.
- Introduced the "Touch Grass" Act to prevent the use of synthetic turf for future Parks and school ballfields.
- Freedom Trail Act committee is being selected.
- Participatory budgeting is coming to a close with voting completed.
- MBP announced his "Manhattan Plan" at his State of the Borough address. This plan would build 100,000 units of housing in Manhattan. Critical to note that only one area slotted for development is located in Council District 1.
- CM believes that all housing on City-owned land should be 100% permanently affordable and supported through HPD programs.
- Q / A
 - S. Aaron asks about funding for turf replacement given the cost of maintaining natural grass. CM explains that the law is the first step. Hopes that the law will encourage long term planning.
 - W. Benesh asks what the current status is of resiliency projects that are in development. Some plans are already funded. Concern for cuts to federal funding for many programs including resiliency across all Boroughs.
 - Dr. Smith commends the CM on his efforts to protect the healthcare of seniors and retirees.

Julio Rivas, NYC Council Member Carlina Rivera's Office, District 2:

- CM convened a budget hearing through the Libraries and Cultural Affairs Committee. Investing in the arts and in culture affairs has been a huge priority for the CM. Hearings on the Mayor's Executive budget proposal are expected to take place in the next month.
- The District Office is responding to complaints of quality-of-life issues. CM joined other elected officials last month to work on identifying solutions to these issues.
- Working on a bill to expand access to supportive housing, including for formerly justice-involved individuals, who are frequently deprived access to such housing.
- Upcoming pet adoption event.

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

- A package of Bills carried by CM Bottcher were passed by the Council in March and have been signed into law. Among the Bills is a new law requiring more effective management of sidewalk scaffolding to ensure that they do not remain in place for an unreasonable amount of time without work above being performed, and addressing the safety and health consequences of such scaffolding, including through increased lighting requirements.
- Thanks to community members for voting on participatory budgeting. Over 2K votes were cast at in-person locations and another 2K voted online. Excited to find out which projects will be funded.
- Holding a street tree care workshop with LES Ecology Center on Saturday April 19th.
- Convened a successful Community cleanup day on Tuesday April 15th. Volunteers scraped off stickers, painted boxes, and eliminated graffiti on surfaces on public sidewalks etc.
- Elevators are coming to the 23rd Street subway stations.
- Supporting a home sharing program for that pairs senior citizens with compatible individuals to help both save on housing costs. For information, please reach out to Nicole in the District Office.
- Q / A
 - R. Sanz asks if the CM is interested in changing the DSNY composting regulations, which currently require building owners and Staff to separate compost from trash when tenants do not do so.
 - A: The CM is a big proponent of composting, but will follow up.

Keisha Sutton-James, Deputy Borough President, Manhattan Borough President Mark Levine's Office

- Mourning the tragic loss of life in the recent helicopter crash.
- The Borough President's website now includes the year in which Community Board Members will be term-limited. For long-serving Board Members, the Charter imposes a term limit of 4 x 2-year terms, with the exception of those appointed to a full term in 2020, who will be eligible for 5 x 2-year terms. The correct term limits are now reflected on the website for each board Member.
- Plan to announce new appointments as well as reappointments to Community Boards in the first week of May.
- A package of bills co-sponsored by the Borough President passed – collectively these Bills take strong steps to bring down the number of sidewalk scaffolds in place for an unreasonable length of time across the City.
- Several Op-Eds penned by the Borough President recently, including voicing opposition to the granting of a contract to the Trump Organization to manage Wollman Rink in Central Park.
- The Borough President has been emphasizing on how critical NYC Parks are to everyone. Calling on the City to restore funding for 800 NYC Parks employee positions.
- Q / A

- C. Flynn asks for the BP's thoughts on Trump's announcement that the administration proposes to take over the rebuilding of Penn Station.

Evelin Collado, NYC Comptroller Brad Lander's Office

- The Comptroller's Office recently released an Audit Report on DOE's compliance with asbestos mitigation, finding that only 11% of schools with asbestos-containing materials had been remediated.
 - DoE has agreed to a 9-point plan developed with the Comptroller's Office to bring the schools into closer compliance.
- Report on an audit of bus performance based on three key metrics (speed, on time service, and reliability).
- Reports are available on the Comptroller's website.
- Q / A
 - W. Benesh: concern raised in a published article about the NYC Tax Commission which seems to operate quite opaquely. Evelin will follow up.
 - Z. Kazzaz: has the Comptroller's Office evaluated the impact on the tax base caused by the reduction of applicants for Outdoor Dining licenses from the Covid-era numbers to the far fewer applications Citywide under the permanent program. A: The Comptroller [published a letter](#) on this subject.

ADOPTION OF MINUTES

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

BUSINESS SESSION

Chair's Report: Valerie De La Rosa

- **Thank you!**
 - To hosts, office team, and Board Members for filling out the quorum survey. Essential to have quorum to do business.
- **Time**
 - Time is our most valuable currency. How can we be meaningful and effective?
 - Our calendar is a signal. Going forward if a Committee does not have an agenda, the spot on the calendar will not be held. We will not publish any meeting holds. Valerie will work with Committee Chairs to identify appropriate timelines for publishing meeting agendas.
 - All meetings should be able to answer the questions of "Why now and why CB2?" for each agenda item or discussion.
 - Will be working with committee chairs on a 6-month look-ahead to ensure purposeful meetings.
- **Term limits**
 - Committees should assign someone to run the Zoom for hybrid meetings to empower more involvement from committee members.
- **Statement of Budget Priorities**

- Work on Fiscal Year 2027 District Needs Statements should be kicking off before the Fall.
- **New member class**
 - New board members are expected to be appointed in time for the May Full Board meeting.
 - Want to kick off their CB2 experience by centering the values of clarity, purpose, and shared responsibility.
 - BP's office does ask whether the CB has specific membership needs.

District Manager's Report: Mark Diller

- **Thank you!**
 - Thank you to our NYU hosts and team, including Dorothy, Arlene, and Valentine.
- **Village Interagency Taskforce**
 - Meets every other week. Discussions alternate between those concerning serious related to mental health, homelessness and drug sales and use, as well as so-called “quality of life” matters that affect how residents and visitors perceive our District. The consistent presence of multiple agencies enables joint action for tangible solutions in place of balkanized and territorial answers to constituent concerns and complaints.
 - Working to enable collaboration across agencies to adequately address issues.
 - Kaz Daughtry, newly appointed Deputy Mayor for Public Safety, has been attending all recent meetings and is committing the Administration to producing results, especially in Washington Square Park.
- **Question concerning the granting of FDNY waivers for roadway cafes:**
 - The FDNY Chief who attend the District Service Cabinet have made it clear that decisions concerning the waiver of the roadway emergency lane of 15-feet are made at the level of HQ, not by individual firehouses.
- **After hours variances**
 - DoB routinely grants and renews AHVs that can have significant impact on neighbors.
 - AHVs can be granted and renewed with no opportunity for input from the Community Board or neighbors. Seeking an opportunity to address persistent problem projects that over-use AHVs.
- **Calendar**
 - First May calendars going out next Friday – please submit agendas for Committees whose meetings are not driven by applications referred by Agencies.

STANDING COMMITTEE REPORTS WITH RESOLUTIONS

CANNABIS LICENSING

The following applications were on the agenda but one applicant was laid over and the second withdrew their application.

- **Excelsior Dispensary LLC 224 Varick Street 10014** Giomar Reyes OCMCAURD-2022-000478 (withdrawn)
- **NY Marijuana Company Inc. 11 West 8th Street 10011** Jason Friedman OCMCAURD-2022-000616 (laid over)

HUMAN SERVICES

Resolution Affirming and Strengthening New York City as a welcoming city for Immigrants

WHEREAS

1. Dating back nearly four decades, New York City has adopted policies that ensure all residents—regardless of immigration status—can safely access services, resources, and protections without fear of deportation, surveillance, or retaliation [1,2,3]; and
2. Protections in local law, including Local Laws 58, 59, 185, 226, and 228, establish critical guardrails limiting the involvement of city agencies, including the New York Police Department (NYPD) and the Department of Corrections (DOC), in federal immigration enforcement, and uphold the city’s commitment to immigrant rights. These laws are commonly referenced as Sanctuary Laws. [1-5]; and
3. These protections have been supported across decades of city leadership and reaffirmed by community leaders, legal scholars, public safety experts, and faith-based organizations as essential to ensuring fairness, safety, and equal protection for all [5-8]; and
4. Statements and actions by the Mayoral administration—including the issuance of an executive order by First Deputy Mayor Randy Mastro authorizing Immigration and Customs Enforcement (ICE) to operate on Rikers Island—have raised serious legal and ethical concerns and may conflict with Local Laws 58, 59, 228, and other established Sanctuary Laws [9-12]; and
5. The Mayor’s proposals threaten to undermine these laws and compromise the trust that immigrant communities have placed in city government as well as perpetuate fear campaigns and promote denials of due process [12-15]; and

6. Legal guidance from the New York State Attorney General affirms that localities are under no obligation to carry out federal immigration enforcement and provides clear model policies to uphold community trust and public safety [4]; and
7. Community-based organizations and advocacy groups have long emphasized the importance of funding Know Your Rights (KYR) education, language access programs, legal services, and family preparedness resources to ensure immigrant New Yorkers can fully exercise their rights, live with dignity, protect their families, and prepare for uncertainty [16-21], however, the current approach is currently fragmented and underfunded, exacerbating the gap between the supply and demand for KYR education and legal workshops; and
8. Community Board 2 Manhattan unanimously passed a resolution on March 20, 2025, opposing the Mayor's directive allowing ICE access to NYC public schools, demonstrating this Board's consistent commitment to protecting immigrant families and their safe access to city institutions [22]; and
9. Due process, including the presumption of innocence until proven guilty, is a bedrock principle of the United States of America and one that must be afforded to immigrants as well [23, 24, 25]; and
10. There is no research that shows that immigrants are more likely to commit crimes, and jurisdictions with sanctuary policies tend to experience lower crime rates. [26-33]; and
11. The rhetoric used to justify increased immigration enforcement is a false and dangerous narrative that criminalizes immigrants, despite overwhelming data to the contrary. [30-38];

THEREFORE, BE IT RESOLVED THAT COMMUNITY BOARD 2, MANHATTAN

1. Reaffirms its commitment to New York City as a welcoming city and to the principle that all residents deserve safety, dignity, and access to many public services, regardless of immigration status; and
2. Condemns the false and inflammatory narratives used by the Mayor and others to justify increased local cooperation with federal immigration enforcement and urges all city and state officials to actively counter such rhetoric with facts, compassion, and integrity; and
3. Calls on the Mayoral Administration, NYPD, DOC, Department of Homeless Services (DHS), Mayor's Office of Immigrant Affairs (MOIA), and other city agencies and

officials to ensure full compliance with local Sanctuary Laws by not using city resources to support federal immigration authorities; and

4. Urges the City Council and Mayor to create a comprehensive and unified plan to aid immigrant communities, including other areas of NYC law that add an undue burden (e.g. street vendor permitting), and to allocate increased funding in the upcoming budget for:
 - Legal aid services for immigrants facing detention or deportation
 - Know Your Rights education, outreach, and legal workshops via capacity-building grants for schools, hospitals, and faith institutions and other channels.
 - Community-based organizations providing culturally competent support to immigrant communities

Vote: Passed, 32 Board Members in favor, 3 abstentions (V. De La Rosa, M. Fitzgerald, R. Sanz).

References:

1. “Executive Order 124”. August 7, 1989. [Office of the Mayor, NYC](#)
2. “MOIA Legal Library”. [NYC Mayor's Office of Immigrant Affairs \(MOIA\)](#)
3. “Why New York Is a Sanctuary City, and How That Could Change Under Trump”. February 17, 2025. [The New York Times](#)
4. “Guidance Concerning Local Authorities’ Participation in Immigration Enforcement”. January 19, 2017. [New York State Attorney General](#)
5. “Letter to Commissioner Castro re: Sanctuary Laws”. December 16, 2024. [Office of the NYC Comptroller](#)
6. “Mayor Eric Adams’s Threats to New York as a Sanctuary City”. March 12, 2025. [New York City Bar Association](#)
7. “Immigration Equal Protection and Sanctuary City Resolution”. December 2016. [Manhattan Community Board 10](#)
8. “Protect NYC's Sanctuary Laws”. [NYCLU](#)
9. “After Meeting With Trump’s Border Czar, Adams Opens Rikers to ICE Agents”. February 13, 2025. [The New York Times](#)
10. “Adams administration will allow ICE to open office on Rikers Island”. April 8, 2025. [CBS News](#)
11. “Executive Order 50”. April 8, 2025. [Office of the Mayor, NYC](#)
12. “Adams’ ICE Office at Rikers Opens The Door For Trump Civil Rights Violations”. April 8, 2025. [New York Immigration Coalition \(NYIC\)](#)
13. “Police Say ICE Tactics Are Eroding Public Trust in Local Law Enforcement”. March 30, 2025. [National Public Radio \(NPR\)](#)
14. “‘Shredding of the American Dream’: Immigrants fear ICE raids at schools”. February 19, 2025. [City & State New York](#)

15. “Mayor Adams’s Stance on Migrants Has Evolved, in Trump’s Direction”. Dec, 10, 2024. [The New York Times](#)
16. “What to Do if You’re Stopped by Immigration Officers”. Feb 14, 2020 [NYCLU](#)
17. “Community Resources for Immigrant NYers”. [New York Immigration Coalition \(NYIC\)](#)
18. “Resources to Equip Immigrant Communities”. [Interfaith Center of New York](#)
19. “Immigration Know Your Rights Information”. [Make the Road New York](#)
20. “Know Your Rights with ICE”. [Immigrant Defense Project](#)
21. “Know Your Rights Resources for Immigrant New Yorkers”. [NYC Mayor's Office of Immigrant Affairs \(MOIA\)](#)
22. “Resolution Opposing the January 13, 2025, Directive Allowing ICE Access to NYC Public Schools”. March 20, 2025, [Manhattan Community Board 2](#)
23. “Substantive Due Process”. [Legal Information Institute](#)
24. “What constitutional rights do undocumented immigrants have?”. June 25, 2018. [PBS News](#)
25. “5 Rights of Undocumented Immigrants”. [Clearwater Law Group](#)
26. “The Effects of Sanctuary Policies on Crime and the Economy”. Jan 26, 2017. [Center for American Progress \(CAP\)](#)
27. “Criminal Immigrants: Their Numbers, Demographics, and Countries of Origin”. March 15, 2017. [CATO Institute](#)
28. “Sanctuary policies reduce deportations without increasing crime”. November 3, 2020. [Proceedings of the National Academy of Sciences \(PNAS\)](#)
29. “Sanctuary Cities and Crime”. December 2021, [Journal of Economic Behavior & Organization](#) (accessible at: [The Center for Growth and Opportunity](#))
30. “Law-Abiding Immigrants: The Incarceration Gap between Immigrants and the US-Born, 1870-2020”. July 2023. [National Bureau of Economic Research](#)
31. “Immigrants Are Less Likely to Commit Crimes Than U.S.-Born Americans, Studies Find”. March 8, 2024. [National Public Radio \(NPR\)](#)
32. “Immigrants Do Not Commit More Crimes in the US, Despite Fearmongering”. October 17, 2024. [Immigration Impact](#)
33. “Sanctuary Policies: An Overview”. February 21, 2025, [American Immigration Council](#)
34. “The Mythical Tie between Immigration and Crime”. July 21, 2023. [Stanford Institute for Policy Research](#)
35. “Debunking the Lies Politicians Say About Immigrants”. March 21, 2024. [Vera Institute of Justice](#)
36. “Debunking the Myth of the ‘Migrant Crime Wave’”. May 29, 2024. [Brennan Center for Justice](#)
37. “What’s behind recent false claims about immigrants and crime?”. September 27, 2024. [PolitiFact](#)

38. “Debunking the Myth of Immigrants and Crime”. October 2024. [American Immigration Council](#)

LAND USE

Resolution No. 1:

43 Bleecker Street, Application to the New York City Department of Housing Preservation and Development under the Mandatory Inclusionary Housing Program for Payment to the Affordable Housing Fund In Lieu of On-Site Affordable Housing

Whereas:

1. 43 Bleecker Street is a former Interim Multiple Dwelling (IMD) loft building (IMD #10937).
2. The Zoning Regulation, as part of Mandatory Inclusionary Housing (MIH), allows for payment in lieu of developing on-site affordable housing for developments under 25,000 square feet and between 11-25 units. The payment amount is calculated by multiplying the amount of affordable floor area the project would have been required to provide by a neighborhood-specific dollar amount determined by the NYC Department of Housing Preservation and Development (HPD).
3. The developer plans to contribute approximately \$6 million to the Affordable Housing Fund in lieu of developing affordable housing on-site.
4. There is a question as to how the total residential square footage should be calculated, given that:
 - a. 43 Bleecker St was withdrawn from the Loft Board process as an IMD building, prior to obtaining a Certificate of Occupancy,
 - b. The current owners of 43 Bleecker St were unable to tell the Committee whether they were permitted to complete the IMD process when the building had no tenants when they acquired it, and
 - c. Loft Board Order #5276, Docket #LE-0745, dated February 26, 2024, in referencing 43 Bleecker St, identifies only three (3) residential units – units # 306, 406, and 503.
5. The Committee asked the applicant for documentation regarding the legalization of the residential units, which they promised to send to the CB2 office, but then subsequently failed to do so. The documents included:
 - a. DOB approved plans
 - b. Certificate of Occupancy
 - c. Loft Board Confirmation
 - d. IMD registration

- e. Names of the residents of the IMD units
- f. Clear identification of the IMD units on each floor and when the last tenant lived there
- g. Documentation of the current status of the building
- h. Timeline of when the last IMD tenants lived there
- i. Date when the new owner initiated the Loft Board process
- j. Date when the units were officially certified

Therefore be it resolved, that CB2 Manhattan:

1. Requests an audit from the Loft Board, Department of Buildings (DOB), and HPD of the history of 43 Bleecker, including the legalization of the residential components, particularly as the applicant failed to follow up with the requested documents;
2. Asks for an audit of the residential square footage, in light of the fact that there is a discrepancy between Loft Board Order 5276 dated Feb 26, 2024, which identifies only three loft units (units 306, 406, and 503), and the applicant, who claims there were five existing IMD units on floors 2-6, including a full-floor 6,275 square foot residence on the sixth floor;
3. Requests an account of the history of prior in lieu donations to the Affordable Housing Fund: who controls the fund; who decides where the funds are applied; examples of previous donations; and which projects are eligible to access this funding
 - a. What is the justification for setting the price per square foot at \$1,215/psf?
 - b. Can we ensure that these funds are used within our community?
4. Questions why the process of paying into a fund in lieu of developing deeply needed, onsite affordable housing requires only notification to the community board instead of a full public process, particularly in light of the many open questions generated by this application.

Vote: Passed, with 30 in favor, 5 opposed (C. Dignes, Z. Kazzaz, R. Kessler, J. Liff, E. Siegel), no abstentions and no recusals.

Resolution No. 2:

**Comments on the Scope of Work for the Environmental Impact Statement concerning the proposed “Last-Mile Facility” Text Amendment
CEQR No.: 25DCP067Y**

Whereas:

1. The proposed “Last-Mile Facility” text amendment (CEQR #25DCP067Y) would allow for special permits in M, Special Mixed Use MX, and C8 districts to allow new Parcel Delivery Facilities, a type of distribution warehouse where goods would be unloaded and sorted and then reloaded onto Federal Highway Administration (FHWA) vehicle weight classes 1-5 for final delivery.
2. CB2 Manhattan includes a variety of M districts, though numerous variances have been issued for permitting uses contrary to the M zoning, such as retail and residential.
3. The “Last-Mile Facility” envisions the use of a variety of micro-mobility options, including pedal-assist, e-bikes, e-scooters, mopeds, and other low-speed vehicles, for delivery from the Parcel Delivery Facilities.

Therefore be it resolved, that CB2 Manhattan requests that the following comments be taken into consideration for the scope of the EIS for Last-Mile Facilities:

1. Task 2: Land Use, Zoning and Public Policy – the reality of CD2 is that there are many variances that have permitted different types of buildings contrary to the permitted zoning, so reliance on the zoning maps by themselves are not wholly accurate in determining the permitted uses;
2. Task 8: Urban Design and Visual Resources – consideration should be given not only to the Parcel Delivery Facilities, but the additional infrastructure for the required e-charging facilities that would support the e-mobility vehicles for final delivery;
3. Task 10: Hazardous Materials – this task should take into account the numerous safety issues related to the batteries used for e-mobility vehicles;
4. Task 11: Water and Sewer Infrastructure – recognizing the effects of building commercial facilities with packages for delivery within flood zones, which exist within CD2;
5. Task 13: Energy – there should be an examination of whether the electrical grid would support the increased power requirements for the new e-charging infrastructure for e-mobility vehicles;
6. Task 14: Transportation – this task should include a study of the various micro-mobility options, including a recognition of these new vehicle types; the increased traffic generated by each of these new vehicle types; the use of bike lanes by some types of commercial micro-mobility; and the increased chance of pedestrian conflicts with commercial traffic, particularly some of the newer forms of micro-mobility options; and
7. Task 19: Neighborhood Character – identification of the effects on neighborhood character after adding e-charging facilities on public land and in historic districts.

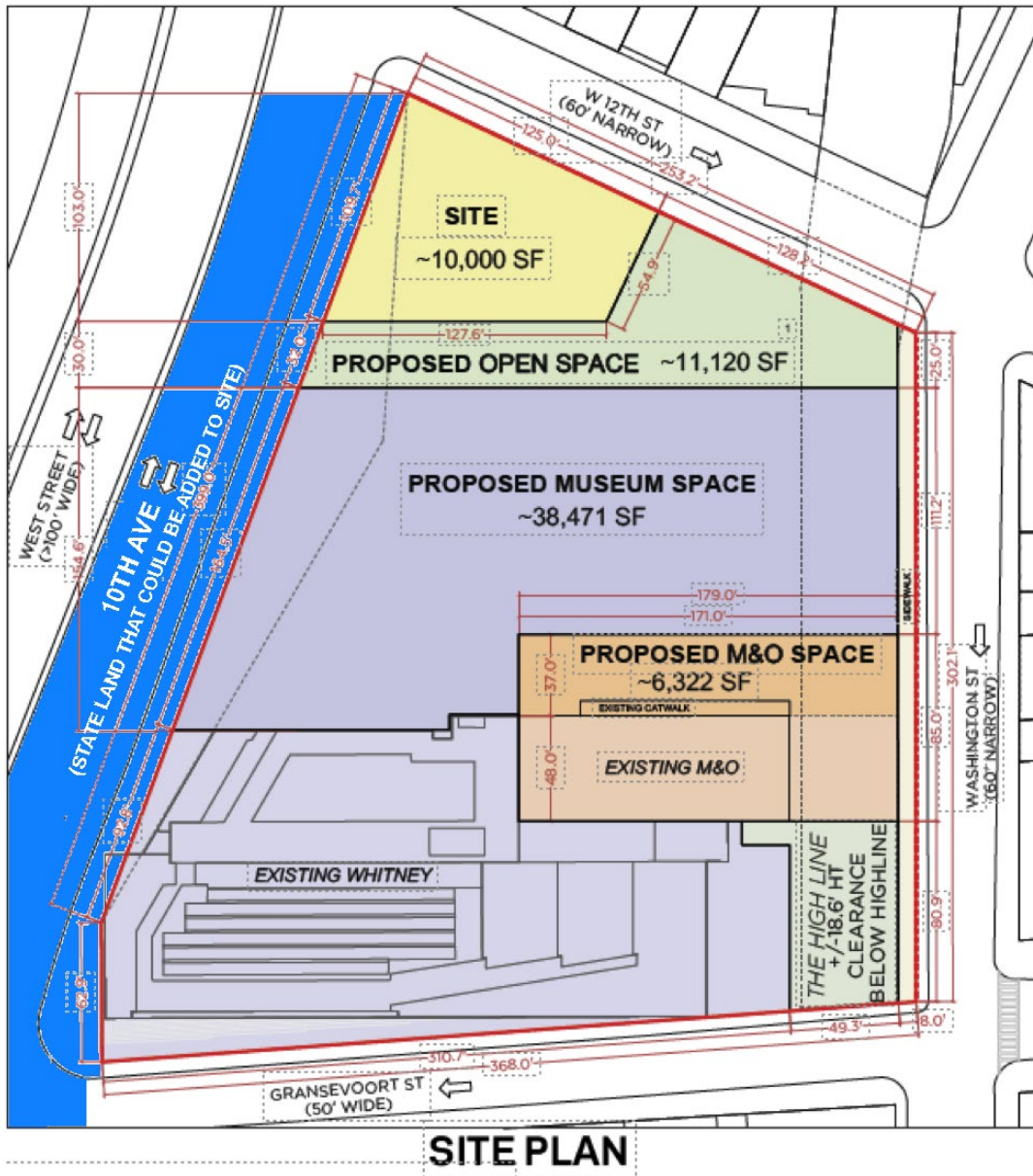
Vote: Unanimous, with no abstentions and no recusals.

Resolution No. 3:

Resolution Re: Gansevoort Square Proposed Housing and Development

Whereas:

1. CB2 Manhattan has issued a number of previous resolutions on this project (Dec 2024, Jan 2025) in which we have noted our dissatisfaction with the paltry amount of affordable housing generated over such a vast, publicly-owned parcel, and the ways in which our community was excluded from a process that was neither transparent nor public.
2. CB2M has gained further information and insight through New York City Economic Development Corporation (NYCEDC) activities such as an on-site walk-through for developers and interested parties, a Zoom project presentation for developers and interested parties, and NYCEDC's written answers to questions from the RFP process.
3. CB2M wishes to bring to our electeds' attention that there is more land, owned by the State (specifically the portion of 10th Avenue directly to the west of the development site between Gansevoort and Little W 12th Streets), and that land ought to be incorporated into the site.
4. The current site plan is inefficient in the way it subdivides the lot, resulting in a particularly small, 10,000-square-foot footprint for residential housing, which is a squandering of scarce public city resources.



5. EDC did not reflect consideration of a single item of public input in their RFP for the project, the site plan for which was developed during two years of private meetings between EDC and the Whitney.
6. In contrast to the Gansevoort Square Plan, Hudson River Park, across the street, is a model of city/state cooperation and use of public land, resulting in a world-class park for all.
7. Further to the lack of transparency in the process that has conveyed this site to the Whitney to dispose of at their own discretion, including the Right of First Offer of 2009,

CB2M feels the public is entitled to understand the details of the deal between the City's agreement with the meatpackers.

Therefore be it resolved, that CB2 Manhattan:

1. Asks Governor Hochul to step in and provide the leadership and coordination necessary to ensure that a new and improved site plan makes better use of this precious resource and the site does not simply become an opportunity to develop a 600-foot-tall residential building that is mostly luxury housing in CB2, which would be the tallest building in the District;
2. Insists that the City and State investigate adding the portion of 10th Avenue on the western edge between Gansevoort and Little West 12th Street to the site plan, to create more housing for the public as well as larger floor plates for The Whitney, and further explore de-mapping 10th Avenue between 13th Street and Little West 12th Street; and
3. Requests the details of the contractual and financial arrangements between the meatpackers and the City that has resulted in their early departure.

Vote: Passed, with 32 votes in favor, 3 against (C. Dignes, R. Kessler, E. Siegel), no abstentions and no recusals.

LANDMARKS

1. ***20 7th Ave. So. – Application is to replace two existing plaza-mounted signs at 7th Avenue for Northwell Greenwich Village Hospital.**

Whereas:

- A. The healthcare facility has expanded its original scope, is now renamed Northwell Greenwich Village Hospital, and requires new signage; and
- B. The previous way-finding monument signs were found to be somewhat inadequate due to ambient light conditions/reflection issues and the applicant seeks greater legibility in the new signs, which are the same overall size and will utilize the same base as the old ones; now

Therefore be it resolved that CB2, Man. recommends approval of the new signs as proposed.

Vote: Unanimous, with 35 Board members in favor.

2. *98 Thompson St. – Application is to approve the installation of diamond plate to provide accessible entrance without LPC approval and to make permanent for the tenancy of the current tenant, decorative flower decoration on the facade that currently has a temporary permit.

Whereas:

- A. The original approved plan to provide ADA access to the shop involved shaving down the entryway bluestone and this plan could not be achieved without hitting the sidewalk vault; and
- B. The owner and the tenant decided to solve the problem by installing, without approval from LPC, diamond plate similar to existing; and
- C. The installation involved adding non-slip pads that are now in poor condition; and
- D. There is a decorative proscenium of artificial flowers which is permitted only on a temporary basis and the applicant seeks to extend the term of the permit to match the length of the tenancy; and
- E. As seen elsewhere throughout the SoHo and the several Greenwich Village historic districts, these artificial decorations do not age well, look increasingly sad and dirty over time, and distract from the buildings themselves, obscuring architectural details and calling undue attention to themselves; now

Therefore CB2, Man. recommends:

- A. **Approval** of the added diamond plate, as long as the existing non-skid padding is replaced with new, more carefully applied padding; and
- B. **Denial** of the extension of the permit beyond the existing 6 month term, noting that the while short term permission of this type of decor can make sense for the grand opening of a business, it quickly outgrows that purpose and can become a longer term eyesore, generically obscuring distinctive architectural elements in historic districts, and further noting that linking permission for these temporary installations to the term of tenancy would set a bad precedent, as it would regrettably and inevitably increase the number of them at any given time.

Vote: Unanimous, with 35 Board members in favor.

3. *594 Broadway – Application is to install a flagpole and banner.

Whereas:

- A. The installation of the flagpole involves penetrating the building's masonry as there is not a mortar joint at the point of installation; now

Therefore be it resolved that CB2, Man. recommends denial of the application as it does not adhere to the Landmarks guidance that this type of intervention be at a mortar joint to avoid harm to building.

Vote: Unanimous, with 35 Board members in favor.

4. *92 Prince St. – Application is to replace façade cladding, windows and doors, and install signage.

Whereas:

- A. The proposal is to substantially alter a 1998 2-story building that was originally designed with clear reference to, and respect for, the distinctive architecture of the SoHo Cast Iron District; and

- B. The work that is proposed will transform the original building to the point of making the existing building unrecognizable; and

- C. The newly imagined building, while interesting in certain ways, creates an unacceptable visual dissonance with the surrounding buildings including its immediate neighbor, the Scholastic Building; and

- D. The two precedent examples of contemporary architecture in the applicant's presentation were not analogous to the current proposal as they were entirely new buildings, not reimaginings of an existing building involving removal of the very elements that make the original building suitable for the district: now

Therefore be it resolved that CB2, Man. recommends **denial** of the entire proposal due to its jarring lack of context within the district.

Vote: Unanimous, with 35 Board members in favor.

5. *687B Greenwich St. – Application is to replace and relocate (4) windows on the rear and add a rooftop bulkhead.

Whereas:

- A. The proposed work, to infill the four existing north façade windows and create four new windows, is on a façade overlooking an empty lot so appears somewhat more important than lot line windows might typically be; and
- B. The new windows are consistent in appearance with the front façade and with the overall look of the Greenwich Village Mews; and
- C. The newly proposed bulkhead is entirely suited to the house, is modest in scale, and is considerably less visible than one that had been previously approved; now

Therefore be it resolved that CB2, Man. recommends approval of the relocation and replacement of the windows and of the rooftop bulkhead as presented.

Vote: Unanimous, with 35 Board members in favor.

6. *11 Bond St. – Application is to add a new outdoor structure on the existing terrace and to install new signage on Bond and Lafayette Sts. at the ground level.

Whereas:

- A. The new proposed aluminum rooftop structure is without precedent in the district and is highly visible from both Lafayette Street and Bond Streets where it looms unattractively over a distinctive and ornate parapet; and
- B. An excessive amount of signage is proposed, including 8 window sized projection screens on the building’s top floor spelling out the name of the store, as well as 3 halo lit signs, 2 blade signs, and a window vinyl on Lafayette Street, along with 2 metal inlays with the store name at the door entryways; and
- C. The proposed interior linear light surround framing 32 windows on the Lafayette Street façade give the effect of neon outlining the windows, have no place in this architecturally important building within the NoHo historic district, would certainly be unallowable in neon, and would create an undesirable precedent; and
- D. The rendering presented by the applicant of the linear interior light surround of the windows is not meaningful in evaluating its overall impact as it is rendered at its dimmest, and it is hard to imagine that anyone would outline 32 windows in pursuit of no effect; and
- E. Several members of the public spoke out in opposition to the rooftop structure and the events that were mentioned to justify its need, expressing concerns about noise and light disruptions to neighbors from event activity, pointing out that this ran counter to an agreement with the community that the rooftop be enclosed that had been made previously made between the property’s prior owner and BSA when a use variance had been granted ; and

- F. Members of the public were also opposed to the top floor screens and the lighting surrounding 32 windows, expressing concerns about about the intrusive effects that the illumination could have in their living spaces; now

Therefore be it resolved that CB2, Man. recommends :

- A. Denial of the rooftop structure as excessively visible and visually discordant with the exceptional parapet; and
- B. That although not a strictly landmarks issue, there is need for the previous BSA waiver to be evaluated in the context of the applicant’s plans for the roof; and
- C. **Denial** of the linear interior light surround of 32 windows as being disrespectful to the visual integrity of this architecturally important NoHo building, noting that lighting technologies evolve faster than regulations of their appropriateness within Landmarked districts and that precedents with permanent effects on a district should be avoided; and
- D. **Denial** of the 8 window sized screens, which have no precedent in the district on top floors, and which, like the proposed lining of the 32 windows, have a neon-like effect; and
- E. **Approval** of the halo-lit signage on the ground floor on Lafayette and on Bond, as well as approval of the proposed blade signs vinyl signs, and replacement of the two Showfield’s metal inlays with new stone; and
- F. Approval of the installation of the RTU and VRF units.

Vote: Unanimous, with 35 Board members in favor.

7. *432 Lafayette St. – Application to install a new exterior platform lift on the sidewalk within the existing facade opening to improve accessibility to the cellar and first levels.

Whereas :

- A. 432 Lafayette is one of a row of buildings within the individually designated Colonnade Row, each of which has certain unique conditions making a uniform solution for ADA lifts impossible; and
- B. The 432 application takes up more sidewalk space than another similar lift within the row; and

- C. The applicant was successful at demonstrating that, given the conditions at 432, their proposed design was the least intrusive of all possibilities; now

Therefore be it resolved that CB2, Man. recommends :

Approval of the application as presented.

Vote: Unanimous, with 35 Board members in favor.

8. *300 Lafayette St. – Application is to install signage and install (3) digital screens on the interior of the space that will be visible from the exterior.

Whereas :

- A. The huge video LED digital screen proposed at the entrance vestibule of a building that is at a prominent entry point to SoHo, is 22’x 8’10 ‘’, and regardless of its interior position, will have a tremendous impact on the surrounding area; and
- B. The other 2 digital screens proposed, one on Crosby St and one on E. Houston, while smaller, also create a great deal of visual noise; and
- C. The applicant was unable to provide the community sufficient information regarding limits to type and level of illumination of images, beyond indicating that the client was willing to consider utilizing serial stop motion imagery rather than moving, which does little to allay concerns regarding traffic safety particularly at the nearby major intersection of Broadway and Houston, visibility of these signs from as far as Sixth Avenue, and sidewalk impact, especially at night; and
- D. The proposed interior soffit lighting is also bright and excessive; and
- E. Members of the public expressed concern regarding the safety as well as the aesthetic impact of these screens and Pete Davies, representing the Broadway Residents Coalition, spoke about the level of engagement that the community had experienced with the architect and developer of the building itself in 2013, describing a successful process of communication that had resulted in positive results all around; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Denial** of all of the screens, as there is insufficient information to truly evaluate their impact and there is serious concern about their aesthetic appropriateness in the district, as well as basic safety concerns regarding distractions to drivers in a heavily trafficked area; and

- B. That, similar to when the building was developed, the applicant enter into an engagement process with neighborhood residents in order to better understand concerns regarding appropriate use of illuminated signage in the district and to address safety concerns, and then return to the Community Board with a revised proposal; and
- C. **Approval** of all non-illuminated signage as presented.

Vote: Unanimous, with 35 Board members in favor.

SCHOOLS AND EDUCATION

Community Board 2 Resolution in Support of \$500,000 Funding for NYSED to Advance the Integration of the Science of Reading into Educator Preparation Programs and Certification Standards

Whereas:

1. **The Path Forward.** [The NY State Action Plan: The Path Forward¹](#) is a NY statewide policy effort to transform teacher preparation and teacher licensure programs to include the science of reading (SOR.)
2. **The Process.** Since Fall 2023, with support from the [New York State Department of Education²](#) (NYSED) and the [Hunt Institute³](#), [Literacy Academy Collective⁴](#) (LAC) convened the NYS Path Forward team composed of a [Leadership Committee⁵](#), [Steering Committee⁶](#), and three [working groups⁷](#) of 50 members from diverse backgrounds and perspectives. The NYS Path Forward team developed the Action Plan, which contains six (6) action items – and one of them is Program Review for which NYSED seeks funding this year.
3. **\$500,000 Budget Request for FY 2025-26.** NYSED requests a \$500,000 budget appropriation to support four (4) positions at NYSED to ensure quality oversight of core programs that teach literacy. These positions will help oversee a more intensive and critical program review process. NYSED currently only has two (2) staff to oversee program quality for all 4,500+ teaching programs. As Educational Preparation Providers (EPPs)

¹ https://drive.google.com/file/d/1Zi-xGxH4xbQKTRbKtPh_6tc8-7utSlcF/view

² <https://www.nysed.gov/>

³ <https://hunt-institute.org/>

⁴ <https://www.literacyacademycollective.org/>

⁵ <https://drive.google.com/file/d/1swR7peu6cHSepqP8Vohhs9XYqEMiW3fk/view>

⁶ <https://drive.google.com/file/d/1swR7peu6cHSepqP8Vohhs9XYqEMiW3fk/view>

⁷ <https://drive.google.com/file/d/1rBZJvWXBeAnzM5sZp-Pxd8JX2R7bsjJO/view>

shift to new practices, NYSED oversight is the critical next step toward strengthening the science of reading in our state.

4. **Literacy Crisis – 69% of NY State Students are Below Proficient.** The most recent [NAEP](#)⁸ reading scores show that only 31% of NY State students are at or above Proficient.
 - a. According to the [NIH National Reading Panel](#)⁹ over 95% of all students could learn to read if taught using evidence-based practices grounded in the SOR.
 - b. NY State is fifth from the bottom in integrating evidence-based practices grounded in the science of reading into the core components of our EPPs¹⁰. During the 2022-2023 school year, more than 90% of New York’s public-school teachers who had one or more teaching assignments in early childhood/elementary or literacy completed a New York educator preparation program.
5. **Progress in FY 2024-25.** Last year, New York took critical steps toward addressing the State’s literacy crisis. The FY2024-25 Enacted Budget committed to integrating the science of reading into our literacy practices by supporting teacher training and providing guidance on instructional best practices.
6. **More is Needed.** While this was a strong start, it is insufficient for the task at hand. Other states that have successfully and dramatically shifted literacy outcomes tackled all components of literacy: early reading assessment, support for current teachers, high-quality instructional materials, and **oversight and regulations that ensure EPPs are preparing new teachers to teach evidence-based literacy grounded in the science of reading.** By funding these NYSED positions this year, New York will show we are committed to this change.

Therefore Be It Resolved that Community Board 2:

1. Believes that literacy is a Civil Right. All children deserve to receive evidence-based reading instruction, grounded in the science of reading, that will allow them to experience academic success – the first pillar of culturally responsive and sustaining education; and,
2. Strongly urges New York to include \$500,000 in the One-House budgets to support the implementation of the [NY State Action Plan: The Path Forward](#)¹¹. This will improve literacy instruction in schools by supporting and integrating the science of reading into Educator Preparation Programs (EPPs) and certification requirements. Funding will support four (4) positions at New York State Department of Education to ensure quality program oversight of NY State's 4,500+ teaching programs.

⁸ https://www.nationsreportcard.gov/reports/reading/2024/g4_8/state-district-trends/?grade=8

⁹ <https://www.nichd.nih.gov/sites/default/files/publications/pubs/nrp/Documents/report.pdf>

¹⁰ <https://www.nctq.org/review/standard/Reading-Foundations>

¹¹ https://drive.google.com/file/d/1Zj-xGxH4xbQKTRbKtPh_6tc8-7utSlcF/view

Vote: Unanimous, 35 Board Members in favor.

SLA 1 LICENSING

1. Good Neighbors Inc dba Good Neighbors 149 Mulberry St 10013 (OP–Restaurant)

- i. Whereas,** the Applicant and the Applicant’s representative appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a full-service Italian restaurant in the basement and parlor of a four-story, mixed-use brick townhouse (ca. 1816) on Mulberry Street between Hester and Grand Streets (Block #471/Lot#36), the building falling within the Special Little Italy District; and
- ii. Whereas,** the premises is approximately 3,500 sq. ft. (1,496 sq. ft. in the basement, 1,496 sq. ft. on the first floor and 525 sq. ft. in the back yard) and has two entrances: the first with stairs up to the first/parlor floor storefront, the second entrance, which is indicated as the primary entrance, with stairs leading down to the basement premises, the basement premises has stairs leading out to the back yard dining area, both floors also connected by an interior staircase; the premises will have 19 tables with 44 seats on the parlor floor, 14 tables with 36 seats and one (1) bar with four (4) seats in the basement and nine (9) tables with 18 seats in the back yard for a total patron capacity of 102 seats; there are three (3) bathrooms; and
- iii. Whereas,** the Applicant’s agreed to hours of operation are 11 AM to 1 AM Sundays through Thursdays and 11 AM to 2 AM Fridays and Saturdays in the interior premises, 11 AM to 11 PM Sundays through Thursdays and 11 AM to 12 AM Fridays and Saturdays in the back yard; the back yard will be used for dining purposes only with no music or exterior speakers, no heaters, no cocktail parties and no exterior bars; there will not be French doors, operable windows or open façades; there will be no televisions, music will be quiet ambient recorded background music; there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no velvet ropes or metal barricades, no security personnel/door staff; and
- iv. Whereas** the location had previously operated with an On-Premises Restaurant Liquor License from approximately 2021 through 2024 under the name of Gigi’s of Mulberry Inc dba Il Pellicano and Bijoux (Lic. ID #0340-21-120521), that licensee having operated at the location with an On-Premises Restaurant Liquor License since 2019 under the name of Little Italy Speak Easy Inc & Aunt Jake’s LLC (Lic. ID #0340-19-110253), the premises under that licensee operating in derogation of their executed stipulation agreement as both a restaurant on the parlor floor and bar/lounge in the cellar, the current Applicant affirming they will operate the entirety of the premises as a full-service restaurant; 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. The entirety of the premises will be operated and advertised as full-service Italian restaurant at all times with the kitchen open and full menu items available until closing every night.
 2. Hours of operation will 11 AM to 1 AM Sundays through Thursdays and 11 AM to 2 AM Fridays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Nightclub, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will operate the backyard garden for dining purposes only with no music or exterior speakers, no heaters, no cocktail parties, no exterior bars.
 5. Backyard will close by 11 PM Sundays through Thursdays and 12 AM Fridays and Saturdays. All patrons will be cleared, the lights off and no patrons or staff will remain after stated closing time.
 6. Will not have sidewalk or roadbed seating now or in the future.
 7. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 8. Will not have televisions.
 9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 10. Will not 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 obtain a Place of Assembly permit indicating that basement, first floor and rear yard will operate as one premises.
 13. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
 14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
 16. Will not have dancing, DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or metal barricades, security personnel or doormen.
 17. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 18. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **80 active licensed premises** within 750 ft. and 4 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 operating the entire premises as a full-service restaurant; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a On-Premises Restaurant Liquor License in the name of **Good Neighbors Inc dba Good Neighbors 149 Mulberry St 10013** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 35 Board Members in favor.

2. 222 Cassiel LLC dba Crispy Heaven 222 Lafayette St, South Store 10012 (New RW–Restaurant)

- i. Whereas,** the Applicant and the Applicant’s representative appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate a bakery and full-service restaurant serving breakfast, lunch and dinner on the ground floor of a six (6)-story, mixed-use, tenement-style building (ca. 1900) on Lafayette Street between Spring and Kenmare Streets (Block #482/Lot #25), the building falling within the designated Special SoHo-NoHo Mixed Use District; and
- ii. Whereas,** the ground floor premises is approximately 1,200 sq. ft.; there is one (1) entryway serving as both patron ingress and egress; there are nine (9) tables and 32 seats and one bar with nine (9) seats for a total seated occupancy of approximately 41 persons; there is one (1) bathroom; there are existing operable French doors along the front façade which will close at 10 PM each night; and
- iii. Whereas,** the Applicant’s proposed hours of operation will be Sundays through Saturdays from 11 AM to 11 PM, music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ’s, no promoted events, no live music or scheduled performances, and no cover fees; there is no outdoor seating as part of this application; and
- iv. Whereas,** the premises to be licensed was previously operated as a French Vietnamese restaurant (Coriander Factory Inc. dba Bo Caphe, Lic. ID #0340-23-137305) from approximately 2014 through 2024; and
- v. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:
 1. Will operate a full-service restaurant serving 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 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 as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 6. Will not have televisions.
 7. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 8. 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.
 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. 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.
 12. 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.
 13. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
 14. 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 **78 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 3 pending licenses within this same area, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a Restaurant Wine License for **222 Cassiel LLC dba Crispy Heaven 222 Lafayette 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, 35 Board Members in favor.

3. **Sullivan Taqueria 2 Inc dba Sullivan Taqueria 71 Sullivan Street, South Store 10012**
(TW–Bar/Tavern) (Transfer)

- i. **Whereas**, the Applicant and Applicant's attorney appeared before Community Board 2, Manhattan's SLA Committee #1 to present an application to the NYS Liquor Authority for a new Tavern Wine License to operate a small taqueria serving homestyle authentic Mexican cuisine in the ground floor of a six (6)-story mixed-use building (ca. 1897) on Sullivan Street between Broome and Spring Streets (Block #489/Lot#8) located in NYC LPC's designated Sullivan-Thompson Historic District; and
- ii. **Whereas**, the ground floor storefront location is approximately 300 sq. ft. and will have approximately five (5) tables with 12 seats and no bar for a total seated occupancy of twelve persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; and
- iii. **Whereas**, the premises to be licensed has been licensed for beer and wine from 2022 to the present under Sullivan Taqueria LLC (Lic ID #0267-22-109708) **that applicant having appeared before CB2, Man. in [May/2021](#); the instant application being an asset purchase with the method of operation remaining largely the same**; and
- iv. **Whereas**, the Applicant's hours of operation will be Sundays through Saturdays (7 days a week) from 11 AM to 9 PM, music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ's, no promoted events, no live music or scheduled performances, and no cover fees; there is no outdoor seating as part of this application; and
- v. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **53 active licensed premises** within 750 feet of the proposed premises to be licensed according to LAMP and an additional 6 pending licenses within this same area, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule, the hours being reasonable and the method of operation being of low-impact to the surrounding residents; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Tavern Wine License, with those stipulations as follows:
 1. Will operate as a Mexican restaurant with less than a full kitchen but with the kitchen open and serving food until closing every night.
 2. The hours of operation will be from Sundays through Saturdays (7 days a week) from 11 AM to 9 PM. All patrons will be cleared, and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.

6. Will not have televisions.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will not install or have French doors, operable windows or open facades.
9. Will not make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations and 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. 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.
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, Manhattan prior to submitting changes to any stipulation agreed to herein.
15. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the Tavern Wine License for **Sullivan Taqueria 2 Inc dba Sullivan Taqueria 71 Sullivan Street, South Store 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, 35 Board Members in favor.

4. One Fifth Historic Hospitality LLC 1 5th Ave 10003 (OP–Restaurant) (Transfer)

- i. Whereas**, the Applicants and the Applicants’ Attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Liquor License to operate a full-service, American steakhouse restaurant on the ground floor of a R10-zoned, 27-story residential building (c. 1927) on Fifth Avenue at the southeast corner of 8th Street (Block #550/Lot #22); and
- ii. Whereas**, the storefront is approximately 6,200 sq. ft. (4,800 sq. ft on the ground floor and 1,600 sq. ft. in the basement), there will be 66 tables with 170 seats and one (1) bar with 18 seats, for a total patron occupancy of 188 persons; there is no patron seating in the basement, the basement being for storage purposes only; there is one (1) entrance that serves as the primary ingress and egress and three (3) additional exits and three (3) patron bathrooms; and
- iii. Whereas**, the location has operated as a high-end Italian restaurant since 2021 under the name Forge One Fifth LLC dba One Fifth (Lic. ID # 0340-22-109783; the instant application being an asset purchase with a similar method of operation; the current Applicants, who will be moving to New York, are the managing partners of The Golden Steer Steakhouse which has

been operating in Las Vegas since the 1950's and was purchased by the Applicant's family in 2001, this will be the first time that Golden Steer has expanded outside of Las Vega; and

- iv. **Whereas**, the Applicant's agreed to hours of operation are 11 AM to 2 AM Sundays through Saturdays (7 days a week) with no reservations or seatings after 11 PM nightly and an advertised closing time of 12 AM nightly; music will be quiet background only consisting of music from iPod/CD's, no music will audible be in any adjacent residences at any time; all doors and windows will be closed at all times; there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no televisions, no velvet ropes or metal barricades, no security personnel/door staff; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the "Method of Operation" of the On-Premises Restaurant Liquor License, with those stipulations as follows:
1. The premises will be advertised and will be operated as a full-service American fine-dining steakhouse 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 2 AM Sundays through Saturdays (7 days a week) with no reservations or seatings after 11 PM nightly and an advertised closing time of 12 AM nightly. (Premises will open no later than stated opening time and NO patrons will remain after stated closing time.)
 3. The premises 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 operate primarily as a reservation-only establishment.
 8. Will have not more than 20 private parties per year.
 9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 10. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 11. Will not install or have French doors operable windows or open façades.
 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 keep current at all times required Permits and Certificates.
 14. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
 15. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 16. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, security personnel.

17. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
18. Will appear before CB2, Manhattan prior to submitting plans for permanent sidewalk or roadbed dining.

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 **25 active licensed premises** within 750 ft. and 2 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 of **One Fifth Historic Hospitality LLC 1 5th Ave 10003** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the "Method of Operation" of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 35 Board Members in favor.

5. 450 Broadway C&S LLC 450 W Broadway 10012 (OP–Restaurant) (Transfer)

- i. **Whereas**, the General Manager 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 a Mediterranean restaurant located on the first floor and cellar of a two (2)-story commercial building (ca. 2002) on West Broadway between Prince and West Houston Streets (Block #516/Lot #37), the building falling within NYC LPC's designated SoHo-Cast Iron Historic District Extension; and
- ii. **Whereas**, the premises encompasses the entirety of the building and is roughly 6,320 sq. ft. comprised of approximately 3,160 sq. ft. on the ground floor connected by both an interior staircase and elevator to approximately 3,160 sq. ft. in the cellar; on the ground floor there will be approximately 25 tables with 65 seats in the dining room, one (1) bar with 11 seats and three (3) tables with 12 seats in the bar area and in the cellar there will be 19 tables with 62 seats for a total patron occupancy of 161 seats; there is one entry serving as patron ingress and egress, one additional emergency exit and four (4) patron bathrooms; there will be a sidewalk café located within the property line and no sidewalk café or roadbed seating on municipal property; and
- iii. **Whereas**, the hours of operation will be from 7 AM to 12 AM Sundays, 7 AM to 1 AM Mondays through Thursdays and 7 AM to 2 AM Fridays and Saturdays with advertised hours being no later than 11:30 PM Sundays to Thursdays and 12:30 AM Fridays and Saturdays; all outdoor seating will be located within the property line and will close no later than 11 PM Sundays through Saturdays; all doors and windows will be closed at all times; music will be

quiet background only consisting of music from iPod/CDs on the ground floor at all times, there may be acoustic live music in the cellar and only during a private event; there will be no dancing, DJs, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel; and

- iv. **Whereas**, the premises has been licensed with an On-Premises Restaurant Liquor License since 2022 under 450 West Broadway LLC & Lowder-Tascarella Hosp LLC dba Principe (Lic. ID #0340-23-133134, exp 1/31/2027), that applicant having come before CB2, Man. in [February/2022](#) for their original liquor license and again in [October/2024](#) for an alteration to that license; the instant application being an asset purchase with a similar method of operation albeit with no live music or DJs for private parties; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new On-Premises Restaurant Liquor License, with those stipulations as follows:
 1. Premises will be advertised and operated as a full service Mediterranean restaurant 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, 7 AM to 1 AM Mondays through Thursdays and 7 AM to 2 AM Fridays and Saturdays with advertised hours being no later than 11:30 PM Sundays to Thursdays and 12:30 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any outdoor area for commercial purposes except for sidewalk café located immediately adjacent to the storefront within the building line with no more than 5 tables and 10 patron seats. Service to patrons seated within the property line on the sidewalk will be through the separate doors located to the south of the main entry. All service will take place from within the property line. Seating may be reduced to accommodate access from those doors. There is no sidewalk café located on municipal property or service to patrons seated within the property line from the public sidewalk. No roadbed seating.
 5. All outdoor seating will close no later than 11 PM Sundays through Saturdays. All tables and chairs will be removed from the sidewalk at this hour. No exterior music, speakers or TVs.
 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 have no more than 15 private events per year. All private events will take place in the cellar space only. No private events on the ground floor
 8. Will not have televisions.
 9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 10. Will not install or have French doors, operable windows or open façades.
 11. Will not make changes to the existing façade except to change signage or awning.

12. Will comply with NYC Department of Buildings Regulations and will obtain Place of Assembly Certificate 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: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, 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. for alteration to license prior to submitting plans for permanent sidewalk or roadbed 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 **60 active licensed premises** within 750 ft. and 9 pending licenses according to LAMP; the Applicant’s closing hours and the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a On-Premises Restaurant Liquor License in the name of **450 Broadway C&S LLC 450 W Broadway 10012** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 35 Board Members in favor.

6. Spring Street Restaurant LLC 185 Sullivan St 10012 (OP–Restaurant) (Transfer)

- 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 a modern bistro serving French-leaning cuisine located on the first floor and cellar of a six (6)-story residentially-zoned mixed-use, tenement style building (ca. 1897) on the block of Spring Street between Bleecker and West Houston Streets (Block #525/Lot #7), the building falling within NYC LPC’s designated South Village Historic District; and
- ii. **Whereas**, the ground floor premises being roughly 1,300 sq. ft. (the ground floor is approximately 560 sq. ft. connected by an interior staircase to a 700 sq. ft. basement, patron use of the basement is for bathroom access only) there will be eight (8) tables and 30 seats and one (1) bar with nine (9) seats for a total of 39 patron seats; there is there is one (1) entrance that serves as patron ingress and egress and two (2) bathrooms; and

- iii. **Whereas**, the hours of operation will be Sundays through Saturdays from 11 AM to 2 AM; music will be recorded quiet background only consisting of music from iPod/CDs/streaming services; there are operable windows which will close at 10 PM every night; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, and no movable barriers; no security personnel or doormen; there is no sidewalk café, roadbed dining or use of any other exterior space included with this application and the Applicant agreed that any future outdoor seating will close not later than 10 PM nightly; and
- iv. **Whereas** the location had previously operated with an On-Premises Restaurant Liquor License since approximately 2015 under the name of Jack & Alice LLC dba Mimi (Lic. ID #0340-21-118938); **the instant application being an asset purchase with the method of operation remaining largely the same;** 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 modern bistro serving French-leaning cuisine with a full-service kitchen having full menu items available until closing every night.
 - 2. The hours of operation will be from 11 AM to 2 AM Sundays through Saturdays All patrons will be cleared and no patrons will remain after stated closing time.
 - 3. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating included with this application.
 - 4. 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.
 - 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 have no more than 15 private parties/events per year.
 - 7. Will not have televisions.
 - 8. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 - 9. Will have patron occupancy of the basement for bathroom access only. No service of alcohol in any portion of the basement of licensed premises.
 - 10. Will not make changes to the existing façade except to change signage or awning.
 - 11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 - 12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 - 13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.

14. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doormen.
 15. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 16. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed 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 **129 active licensed premises** within 750 ft. and 14 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 of **Spring Street Restaurant LLC 185 Sullivan St 10012** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 35 Board Members in favor.

7. **470 Broome Cafe LLC dba Francesco 55-1/2 Greene St aka 470 Broome St 10013** (New TW–Tavern) *(previously unlicensed)*
 - i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a Tavern Wine License to operate a bakery and all day bistro on the ground floor of five (5)-story, mixed-use building (ca. 1867, altered 2003, 2006) on Broome Street between Greene and Wooster Streets (Block #486/Lot #7502), 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 ground floor premises is approximately 1,600 sq. ft. with 1,200 sq. ft. on the ground floor connected via an interior staircase to a 400 sq. ft. basement (there is no patron use of the basement); there are 10 tables and 20 seats and one (1) counter with six (6) seats for a total interior seated patron occupancy of 26 persons; the premises has one (1) door which will serve as patron ingress and egress, and one (1) bathroom; the store front infill being fixed without operable doors or windows that open out to the sidewalk; and
 - iii. **Whereas**, the hours of operation will be from 8 AM to 10 PM Sundays through Saturdays (7 days a week); music will be quiet background only and there will be no TVs, there will be no

dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

- iv. **Whereas**, the premises had been open and operating as a café known as Dr. Smood from approximately 2018–2024, the Applicant of the instant application being listed as one of the principals of Dr. Smood when that application for a tavern wine license was heard by CB2 Man.’s SLA Committee in [September/2022](#), at which time CB2 unanimously recommended approval of the tavern wine license but the applicant chose not to move forward; and
- v. **Whereas**, notice for the instant application was first sent to CB2 in late January/2025 as an On-Premises Restaurant liquor license and added to CB2’s SLA Committee March agenda, the questionnaire provided having closing hours of midnight and 1 AM; prior to CB2’s SLA Committee meeting the Applicant laid the application over to April and submitted an amended notice for a Restaurant Wine license, the instant application having closing hours of 10 PM and being for the service of beer, wine and cider only; and
- vi. **Whereas**, there was a significant amount of community opposition to the instant application, with more than 20 letters being submitted opposing the application, most of the letters from long-time residents of the block citing the quiet nature of the block, and being opposed to an eating and drinking establishment closing at midnight and 1 AM and the negative quality of life impacts associated with that; until recent zoning changes, ground floor retail, including restaurants, were not allowed as of right in SoHo, the change in zoning being significant for the residents as eating and drinking establishments have the ability to create a drastic change in the character of the block, this location however was a previously non-conforming building for retail uses and as such the building permitting properly reflects a broad range of uses including eating and drinking uses, the prior occupant of the premises was mostly a daytime café closing no later than 9 PM with some roadbed seating during the pandemic, and, while there was no outdoor seating included with the instant application, there was concern that the Applicant of the instant application would seek to add outdoor seating until late hours and upgrade the restaurant wine license to a full liquor license in the future; additionally residents were concerned that the food menu as presented would not be able to be prepared in the kitchen as it was presented; and
- vii. **Whereas**, the Applicant’s Attorney stating that they had reduced the closing hours to 10 PM and were applying for beer and wine only as a change to their original application in an effort to address the residents’ concerns, the Applicant stating he did not need or want a full liquor license and agreeing and signing a stipulation agreement with CB2, Man. that he would not apply for a full liquor license in the future, additionally stipulating that should he apply for outdoor seating which is now allowed in this district through the new Dining Out NYC program, it would end by 9 PM, as it had done under the prior operation which operated the outdoors under the pandemic outdoor dining program with no known complaints; the Applicant’s Attorney additionally submitted an amended notice for a tavern wine as opposed to a restaurant wine license as the kitchen would not be under the supervision of a chef, the applicant still being committed to serving the style of menu presented; and

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

1. Premises will be advertised and operated as a morning bakery and all day café with food available until closing every night.
2. The hours of operation will be 8 AM to 10 PM Sundays through Saturdays. No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not upgrade to an on-premises full liquor license in the future.
5. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating included with this application.
6. Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 9 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
7. Will play recorded background music at conversational levels only, inclusive of any parties or private events. No music will be audible in any adjacent residences at any time.
8. Will have not more than 6 private parties per year.
9. Will not have televisions.
10. Will close all doors and windows at all times, allowing only for patron ingress and egress.
11. Will not have patron occupancy/service to any portion of the basement of licensed premises.
12. Will not install or have French doors, operable windows or open facades.
13. Will not make changes to the existing façade except to change signage or awning.
14. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
16. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
17. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades or security personnel or doormen.
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, Manhattan prior to submitting changes to any stipulation agreed to herein.
20. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

ix. Whereas, there already are a number of licensed establishments in both Community Board 2 and in the immediate area, there being **29 active licensed premises** within 750 feet of the proposed premises according to LAMP and an additional 4 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 its public interest standard, the hours being reasonable, the stipulations addressing and mitigating potential quality of life impacts, the Applicant agreeing to those stipulations, the method of operation being that of a bakery and all day bistro and the premises having a food counter and no bars; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Tavern Wine License in the name of **470 Broome Cafe LLC dba Francesco 55-1/2 Greene St aka 470 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 remain incorporated into the “Method of Operation” of the NYSLA Tavern Wine License.

Vote: Unanimous, 35 Board Members in favor.

- 8. 57 Grand Street Cafe Corp dba Toad Hall 57 Grand St 10013 (OP–Restaurant)** (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 (Lic. ID #0340-23-131643) to add roadway seating consisting of 20 seats as part of the Dining Out NYC program to their licensed premises; and
 - ii. Whereas**, the application is for six (6) tables and 20 seats in the roadbed on Grand Street, the roadbed being separated from the curb by a bike lane and safety zone; and
 - iii. Whereas**, the Applicant came before CB2 Man. in January/2017 for an on-premises tavern liquor license to move his then-existing Tavern at 62 Grand Street across the street to its current location at 57 Grand Street with a 4 AM closing time, the location being previously unlicensed, the full board of CB2, Man. unanimously recommending denial of the license for the reasons outlined in the [January/2017 resolution](#); the NYSLA having granted the on-premises tavern license over CB2, Man.’s objections; and
 - iv. Whereas**, the Applicant did not have any prior seating at the location under the old DCWP sidewalk program, the location previously being prohibited by zoning regulations from having outdoor seating and having only added outdoor seating during the Covid-19 pandemic emergency 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. is requesting all Applicants who had no prior outdoor dining seating and/or which were prohibited from having outdoor dining and therefore having no 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 under the new program 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 of CB2 having significant new outdoor seating and associated impacts, with nothing precluding the Applicant from returning for later hours in the future; and

- v. **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
- vi. **Whereas**, despite these concerns, CB2's original opposition to the application and additionally that this a bar with 4 AM closing with people predominantly drinking as opposed to a restaurant, the impacts of which are significantly more impactful for surrounding residents, the Applicant was presented a stipulation agreement for the requested 20 seats in the roadbed with closing hours of 10 PM each night which the Applicant would not agree to sign; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application of the Alteration Application for Municipal Expansion for **57 Grand Street Cafe Corp dba Toad Hall 57 Grand St 10013**; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2, Manhattan respectfully requests that the following stipulations 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 20 seats on Grand Street between West Broadway and Wooster 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 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.

Vote: Unanimous, 35 Board Members in favor.

9. MCCBren Corp dba Triona's 237 Sullivan St 10012 (Alteration: Dining Out NYC– Sidewalk and Roadway)

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License (Lic. ID #0370-24-135193) to add sidewalk and roadway seating consisting of 30 seats in total 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 sidewalk seating will substantially conform to submitted diagram and have no more than 6 tables and 12 seats on Sullivan Street between West 3rd and Bleecker Streets.
 2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 9 tables and 18 seats on Sullivan Street between West 3rd and Bleecker Streets.
 3. Hours of operation for the Dining Out NYC sidewalk and roadway seating will be from 11 AM to 10 PM Sundays, 2 PM to 10 PM Mondays through Thursdays, 2 PM to 11 PM Fridays and 11 AM to 11 PM Saturdays, these closing hours being the same as what the Applicant had under the old DCWP program, albeit without the roadbed dining. 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.
- iii. **Whereas**, the Applicant had previously had televisions located within its outdoor dining area during the temporary program and appeared before CB2, Man.'s SLA Committee affirming that there would be no televisions outside going forward; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **MCCBren Corp dba Triona's 237 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, 35 Board Members in favor.

10. Marlton Hotel Operating LLC dba The Marlton Hotel 5 W 8th St 10011 (OP–Restaurant)
(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 (Lic. ID #0340-23-134770) to add roadway seating consisting of 36 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 18 tables and 36 seats on Sullivan Street between 5th and 6th Avenues.
 2. Hours of operation for the Dining Out NYC roadway seating will be from 7 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.
- iii. **Whereas**, the licensed premises did not have any outdoor seating under the old DCWP sidewalk café program, this location was specifically prohibited through previous zoning regulations from operating any outdoor seating or having any open facades or operable windows, the premises not having any stipulations in place regarding the emergency pandemic era outdoor dining program or the new Dining Out NYC program, the location also being on a block which precludes any other business from having roadway cafes because of overnight no standing regulations, this applicant only allowed to have roadbed dining because they are a hotel with a no standing hotel parking regulation which instead of being used for passenger pick ups and drop offs will now be used for dining with those pickups and drop offs now occurring in the moving traffic lanes and existing bike lane blocking traffic and obstructing the bike lane creating dangerous conditions, the Applicant appeared before the CB2, Man.'s SLA Committee requesting a 12 AM closing Sundays through Saturdays (7 days a week) citing that they are a hotel with guests coming from different time zones and wanting the ability to eat outside later; CB2 is requesting all Applicants who had no prior stipulations with CB2 regarding outdoor seating 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 with nothing precluding the Applicant from returning for later hours in the future, the Applicant agreeing after the meeting to that reasonable request and signing stipulations following the CB2's SLA Committee meeting; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Marlton Hotel Operating LLC dba The Marlton Hotel 5 W 8th St 10011**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous, 35 Board Members in favor.

11. 265 Lafayette Ristorante LLC dba Gelateria Sant Ambroeus 265 Lafayette St 10012
(OP-Tavern) (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 (Lic. ID #0370-23-130700) to add a sidewalk café and roadway seating consisting of 34 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they

agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:

1. Dining Out NYC sidewalk café seating will substantially conform to submitted diagram and have no more than 7 tables and 14 seats on Lafayette Street between Prince and Spring Streets.
2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 5 tables and 20 seats on Lafayette Street between Prince and Spring Streets.
3. Hours of operation for the Dining Out NYC sidewalk and roadway seating will be from 8 AM to 10 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
8. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **265 Lafayette Ristorante LLC dba Gelateria Sant Ambroeus 265 Lafayette 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, 35 Board Members in favor.

12. 265 Lafayette Ristorante LLC dba Sant Ambroeus 265 Lafayette St 10012 (OP–Restaurant) (Alteration: Dining Out NYC–Sidewalk) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License (Lic. ID #0340-21-120901) to add a sidewalk café consisting of 28 seats in total as part of the Dining Out NYC program to their licensed premises; and

- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
1. Dining Out NYC sidewalk café seating will substantially conform to submitted diagram and have no more than 14 tables and 28 seats on Lafayette Street between Prince and Spring Streets.
 2. Hours of operation for the Dining Out NYC sidewalk seating will be from 8 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 **265 Lafayette Ristorante LLC dba Sant Ambroeus 265 Lafayette 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, 35 Board Members in favor.

13. Noho Neighbors LLC dba Elvis 54 Great Jones St 10012 (OP–Restaurant) (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 (Lic. ID #0340-25-104845) to add a sidewalk café and roadway seating consisting of 44 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they

agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:

1. Dining Out NYC sidewalk café seating will substantially conform to submitted diagram and have no more than 7 tables and 14 seats on Great Jones Street between Bowery and Lafayette Street.
2. Dining Out NYC roadbed seating will substantially conform to submitted diagram and have no more than 10 tables and 30 seats on Great Jones Street between Bowery and Lafayette Street.
3. Hours of operation for the Dining Out NYC sidewalk café and roadbed seating will be from 2 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.
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 **Noho Neighbors LLC dba Elvis 54 Great Jones 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, 35 Board Members in favor.

14. Center for Goods LLC and Howard Fine LLC dba Roman and Williams Guild NY and La Mercerie Cafe and Bakery 53 Howard St 10013 (OP–Restaurant) (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 (Lic. ID #0340-21-120392) to add roadway seating consisting of 56 seats in total 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 roadbed seating will substantially conform to submitted diagram and have no more than 4 tables and 8 seats on Howard Street between Mercer Street and Broadway and 24 tables and 48 seats on Mercer Street between Howard and Canal Streets.
 - 2. Hours of operation for the Dining Out NYC roadbed seating will be from 10 AM to 10 PM Saturdays and Sundays and 11:30 AM 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 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.

- iv. **Whereas**, the Applicant had originally included sidewalk seating within the property line as part of the instant application, the sidewalk seating being within the property line being questioned by the local block association (Broadway Residents Coalition) as well as CB2, Man., the Applicant asking to gain further clarity on the sidewalk measurements and return to CBs Man.'s SLA #2 Committee in April, prior to that meeting removing the sidewalk seating from the application, agreeing to the 10 PM closing for the roadway seating and affirming they will return to CB2, Man. for the sidewalk seating once they have applied through the DOT Dining Out NYC program; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Center for Goods LLC and**

Howard Fine LLC dba Roman and Williams Guild NY and La Mercerie Cafe and Bakery 53 Howard 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, 35 Board Members in favor.

15. The Broome Street Bar, Inc 361 363 W Broadway aka 499 Broome St 10013 (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 #0340-23-131292) to add a sidewalk café and roadway seating consisting of 80 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas**, the application is for 20 tables and 40 seats on the sidewalk on West Broadway and an additional 20 tables and 40 seats in the roadbed adjacent to the curb on West Broadway; the Applicant stating that there are 52 interior seats and a limitation of 74 person occupancy on the interior; and
- iii. Whereas**, the premises first opened in the early 70’s, the Applicant came before CB2 Man. in [April/2015](#) as a principal for a Corporate Change application to the On-Premises Restaurant liquor license due to the death of the founding principal; and
- iv. 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. is 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
- v. Whereas**, despite the extensive amount of outdoor seating, the Applicant was presented a stipulation agreement for the requested 80 seats outside with closing hours of 10 PM each night, the Applicant bringing about 23 people to support their application while stating that they were long-standing members of the community and needed to operate in the roadbed and

on the sidewalk more than doubling their total capacity of the existing bar with an additional 80 seats outside until midnight each night in order for their business to survive, the area not being posted to alert residents of the community of the instant application, the impacts to surrounding residents of the Dining Out NYC program being untested with multiple applications for outdoor seating in the immediate area coming before CB2 and the premises only having 52 interior seats and a maximum occupancy of 74 persons inside; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application of the Alteration Application for Municipal Expansion for **The Broome Street Bar, Inc 361 363 W Broadway aka 499 Broome St 10013**; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2, Manhattan respectfully requests that the following stipulations 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 20 tables and 40 seats on the southeast corner West Broadway and Broome Street.
2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 20 tables and 40 seats on the southeast corner West Broadway and Broome Street.
3. 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.
4. All outdoor patrons will be seated table service only 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.

Vote: Unanimous, 35 Board Members in favor.

16. Macdougall Rest Inc dba Off the Wagon 109 MacDougal St 10012 (OP–Restaurant)
(Alteration: Dining Out NYC–Roadway) (*appearance waived*)

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License (Lic. ID #0340-23-130204) to add roadway seating consisting of 16 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. Dining Out NYC roadbed seating will substantially conform to submitted diagram and have no more than 8 tables and 16 seats on MacDougal Street between Minetta Lane and Bleecker Street.
 2. Hours of operation for the Dining Out NYC roadbed seating will be from 12 PM to 10 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café 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 **Macdougall Rest Inc dba Off the Wagon 109 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, 35 Board Members in favor.

17. Greene Street Enterprises Inc dba White Oak Tavern 21 Waverly Pl 10002 (OP–Restaurant) (Alteration: Dining Out NYC–Sidewalk) (*appearance waived*)

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License (Lic. ID #0340-22-103484) to add a sidewalk café consisting of 12 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. Dining Out NYC sidewalk café seating will substantially conform to submitted diagram and have no more than 6 tables and 12 seats on Waverly Place between Greene and Mercer Streets and 5 tables and 10 seats on Greene Street between Waverly Place and East 8th Street.
 2. Hours of operation for the Dining Out NYC roadbed seating will be from 12 PM to 10 PM Fridays through Sundays and 11 AM to 10 PM Mondays through Thursdays. 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 **Greene Street Enterprises Inc dba White Oak Tavern 21 Waverly Pl 10002**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous, 35 Board Members in favor.

18. Tava Cafe LLC dba Balzem 202 Mott St, Unit B 10012 (OP–Restaurant) (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 (Lic. ID #0340-22-106328) to add roadway seating consisting of 12 seats in total 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 6 tables and 12 seats on Mott Street between Spring and Kenmare Streets.
 2. Hours of operation for the Dining Out NYC roadbed seating will be from 11 AM to 10 PM Saturdays through Sundays (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 **Tava Cafe LLC dba Balzem 202 Mott St, Unit B 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, 35 Board Members in favor.

19. 330 WB Operations LLC dba A Pasta Bar 330 W Broadway 10013 (Alteration: Dining Out NYC–Sidewalk and Roadway)

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License (Lic. ID #0340-23-133505) to add sidewalk and roadway seating consisting of 26 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 5 tables and 20 seats on West Broadway between Grand and Canal Streets.
 2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 3 tables and 6 seats on Grand Street to the west of the intersection of Grand Street and West Broadway.
 3. Hours of operation for the Dining Out NYC sidewalk and roadway seating will be from 12 PM to 10 PM Thursdays through Sundays and 5 PM to 10 PM Mondays through Wednesdays. 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. Will remove the neon sign saying “Blast the f***ing music”.
 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.

- iii. **Whereas**, when the Applicant first appeared before CB2, Man. in January/2017 for their On-Premises Restaurant liquor license, the Applicant signed and executed a stipulation agreement with CB2, Man. which included they would have background music only, would not install French doors or operable windows and would not have outdoor seating, yet the Applicant went ahead and installed operable French doors along the West Broadway façade, has had outdoor seating throughout the Covid-19 pandemic up through the present with CB2, Man. receiving continuous complaints about the sidewalk being blocked due to the expansive seating in addition to planters, that the music has not been played at background levels, the Applicant having a neon sign inside the premises saying “blast the f***ing music”, the Applicant appearing before CB2, Man.’s SLA committee stating that they will abide by the rules and regulations of the Dining Out NYC program including maintaining the proper clear path on the sidewalk and having background music only in addition to removing the neon sign; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **330 WB Operations LLC dba A Pasta Bar 330 W Broadway 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, 35 Board Members in favor.

20. Cantiere NY LLC dba Cantiere Hambirreira 41 Kenmare St 10012 (OP–Tavern) (Class Change) (failed to appear)

Whereas, at this month’s CB2, Manhattan’s SLA Licensing Committee #1 Meeting on April 1, 2025 the Applicant **failed to appear** on this application and did not provide information or explanation as to such non-appearance before CB2 Manhattan; and

THEREFORE, BE IT RESOLVED that CB2, 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, alteration, transfer or other changes to any existing license for **Cantiere NY LLC dba Cantiere Hambirreira 41 Kenmare St 10012** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 35 Board Members in favor.

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

21. HHLP Union Square Associates LLC, HHLP Union Square Lessee LLC, Tavern Too LLC, Hersha Hospitality Management LP as mgr dba Hyatt Union Square, Bowery Road and Library of Distilled Spirits 76 E 13th St (OP–Restaurant) (Alteration)

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on April 1, 2025, the Applicant requested **to lay over** this application to May/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 **HHLP Union Square Associates LLC, HHLP Union Square Lessee LLC, Tavern Too LLC, Hersha Hospitality Management LP as mgr dba Hyatt Union Square, Bowery Road and Library of Distilled Spirits 76 E 13th St** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 35 Board Members in favor.

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

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on April 1, 2025, the Applicant requested **to lay over** this application to May/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, 35 Board Members in favor.

23. Angelika Film Centers LLC dba Angelika Film Center & Cafe, Angelika New York and Angelika Film Center 18 W Houston aka 611 Broadway, Gr Fl 10012 (OP–Tavern, Movie Theater) (Class Change)

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on April 1, 2025, the Applicant requested **to lay over** this application to May/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 **Angelika Film Centers LLC dba Angelika Film Center & Cafe, Angelika New York and Angelika Film Center 18 W Houston aka 611 Broadway, Gr Fl 10012** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 35 Board Members in favor.

24. Angelika Film Centers LLC dba Angelika Film Center & Cafe, Angelika New York and Angelika Film Center 18 W Houston aka 611 Broadway, Basement 10012 (OP–Tavern, Movie Theater) (Class Change)

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on April 1, 2025, the Applicant requested **to lay over** this application to May/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 **Angelika Film Centers LLC dba Angelika Film Center & Cafe, Angelika New York and Angelika Film Center 18 W Houston aka 611 Broadway, Basement 10012** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 35 Board Members in favor.

25. IRG Waverly LLC dba Babbo 110 Waverly Pl 10011 (OP–Restaurant)

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on April 1, 2025, the Applicant requested **to lay over** this application to May/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 **IRG Waverly LLC dba Babbo 110 Waverly Pl 10011** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 35 Board Members in favor.

26. IRG Thompson LLC dba Lupa 170 Thompson St 10012 (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on April 1, 2025, the Applicant requested **to lay over** this application to May/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 **IRG Thompson LLC dba Lupa 170 Thompson St 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 35 Board Members in favor.

**27. 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 April 1, 2025, the Applicant requested **to lay over** this application to May/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, 35 Board Members in favor.

SLA 2 LICENSING

- 1. NRK Cafe Inc dba Lelabar 422 Hudson St 10014 (TW–Tavern, Lic. ID #0267-23-134885) (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 a Change in Method of Operation to their existing Tavern Wine License to open at 10 AM Saturdays and Sunday in order to provide brunch service, the premises being located within a four-story mixed use building (ca. 1853) on Hudson Street between Morton Street and St. Luke’s Place (Block #83/Lot #2), the building falling withing NYC LPC’s designated Greenwich Village Historic District; and
 - ii. Whereas**, the Applicant has been at the location for approximately 15 years, most recently appearing before CB2, Man. in [August/2024](#) for an alteration to increase the size of the bar, there being no other changes in method of operation associated with the instant application aside from the earlier weekend hours, music will be quiet background only consisting of music from iPod/CDs/streaming services and there may be live acoustic music (no percussion, horns or microphones); all doors and windows will close by 9 PM or any time there is live music; there will be no DJs, promoted events, private parties, scheduled performances or cover fees, velvet ropes or movable barriers and no TVs; and
 - iii. 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, with those stipulations are as follows:
 1. Premises will be operated as an elegant, casual wine bar with less than a full kitchen but with food available until closing every night.
 2. Will not operate as a Lounge or Sports Bar or allow any portion of premises to be operated in that manner.
 3. The hours of operation will be from 10 AM to 12 AM Sundays, 4 PM to 12 AM Mondays through Thursdays, 4 PM to 2 AM Fridays and 10 AM to 2 AM Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 4. There is no sidewalk café or roadbed seating as part of this application. Applicant will appear before CB2, Man. for an alteration to their liquor license prior to submitting plans to the NYSLA for Dining Out NYC seating. Any future sidewalk or roadbed seating will end not later than 10 PM Sundays through Saturdays (7 days a week).

5. There will be no use of the rear yard by patrons or employees at any time.
6. Will play recorded background music at conversational levels only and may have live acoustic music (no percussion, horns or microphones), 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 9 PM nightly or any time there is live music, 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 make changes to the existing façade except to change signage or awning or those currently pending or approved by LPC.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. Will not have: dancing, DJs, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel.
14. Will appear before CB2, Manhattan 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 to the existing Tavern Wine license in the name of **NRK Cafe Inc dba Lelabar 422 Hudson St 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous, 35 Board Members in favor.

2. Pier55, Inc and USE LI F&B Management LLC dba Little Island, Pier 55 in Hudson River Park (OP-Restaurant, Lic. ID # 0370-24-132008) (Alteration)

- i. **Whereas**, the Applicants and the Applicants’ attorney appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application for an Alteration to their existing On-Premises Liquor License to move one of the bars from the north of the park to the southeast section of the park and change the size of two of the other customer bars (Bar No. 2 from 16' 1" x 8'-1" x 11'-1" to 6' x 3' x 5' and for Bar No. 4 from 6' x 3' x 5' to 10' x 6' x 4', the premises being located on a three acre extension to the Hudson River Park designated as Little Island, the park area being located across the West Side Highway or West Street generally south of West 14th across from the Gansevoort Market Historic District and the southern end of the elevated High Line Park; and
- ii. **Whereas**, the Applicant has been open and operating since May/2021, most recently appearing before CB2, Man. for an upgrade to the liquor license in [August/2023](#), there being

no other alterations or changes in method of operation associated with the instant application;
and

iii. **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. No alcohol will be sold before 11 AM.
2. There will be five (5) Point of Sale (“POS”) locations where alcoholic beverages will be available for sale to the public – two (2) in The Playground fka The Main Plaza; one (1) in The Glade; one (1) in The Rear of the Amphitheater; and one (1) in the South Bridge.
3. All alcoholic beverages containing spirits will be sold in ready-to-drink cans of not more than 12 ozs. with an ABV of 15% or less with the exception of item #4.
4. Not more than 12x/year there may be the addition of one (1) specialty cocktail available in addition to the ready-to drink cans of cocktails.
5. At no time will there be an open bar at any of the POS locations when open to the public.
6. No alcoholic beverages may be brought into or taken out of Little Island.
7. No pitchers of beer or bottles of wine will be sold or permitted.
8. All permitted and fund-raising events at Little Island will be announced and scheduled in advance, such schedule being published to the general public consistent with the terms of its lease agreement with the Hudson River Park Trust.
9. Permitted events and scheduled events will be those described in Pier 55 Inc.’s lease agreement with the Hudson River Trust, such agreement and terms therein being incorporated into this stipulation agreement for that limited purpose.
10. Permitted events in the amphitheater POS will end by midnight.
11. Permitted events will be open to the public. There may also be fund raising events as permitted by the lease that may be private.
12. Little Island will engage an outside New York State licensed security company with properly trained staff. Will have 24/7 security cameras and two blue light tower assistant call boxes maintained by the NYPD. It will be staffed with year-round park supervisors and park attendants during all park operating hours and will have 2 security personnel during the peak summer season 10 PM – 6 AM Monday to Sunday, and 1 security guard 2 PM – 10 PM Wednesday to Sunday. Someone will be on site 24/7 all year.
13. Little Island will always employ Park Staff to monitor the premises when it is open. Staff, including security, will be attired to be easily identifiable by the public.
14. No patron or customer will be allowed to order or purchase more than one alcoholic drink at a time. Staff will ID patrons as required.
15. There will be no happy hour.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the Alteration to the existing On-Premises Liquor License in the name of **Pier55, Inc and USE LI F&B Management LLC dba Little Island, Pier 55 Hudson River Park 10014** unless the statements presented by the Applicant are accurate and complete and that the conditions and

stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous, 35 Board Members in favor.

3. New York Water Tours Inc dba Oasis 353 West Street, Pier 40 10014 (New OP–Vessel/Boat/Ship) (Class Change)

- i. Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for two new Vessel Wine licenses for two ships – Oasis and Enchanted – considered together by Community Board 2 given the consistent nature of each application outside of the unique characteristics of each vessel, to operate chartered Hudson River cruises originating from and docked at Pier 40 in Hudson River Park on the West side of Manhattan at West Houston Street and West Street; and
- ii. Whereas**, there will be no changes in the method of operation, the Applicant’s hours of operation are Saturdays and Sundays from 12 PM to 10 PM and Mondays through Fridays from 7 PM to 10 PM; there will be open air decks; music will include DJs, live music and music from iPod/CD’s/streaming services at background levels; and
- iii. Whereas**, the Applicant appeared before CB2, Man. in [October/2024](#) for the original Vessel Wine license at which time CB2, Man. unanimously recommended approval of the liquor license; at the time complaints were shared by members of CB2, Man. in regards to the volume of music played on vessels operated by past licensees and the disturbance this caused to the surrounding residential buildings and to other users of Hudson River Park, the Applicant having been operating since Fall/2024 with CB2 having received no complaints regarding their operations and members of CB2 stating they have not had any issues; and
- iv. Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “Method of Operation” of the On-Premises Vessel Liquor License, with those stipulations as follows:
 1. The licensed vessel will be operated as a sightseeing, event and dinner boat rental business on open waters with passenger embark/disembark at Pier 40.
 2. Will not advertise as a party boat rental or have booze cruises.
 3. The hours of operation will be Saturdays and Sundays from 12 PM to 10 PM and Mondays through Fridays from 7 PM to 10 PM.
 4. When docked and/or during embarking or disembarking of passengers from Pier 40, will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences anytime.
 5. All vessels will cease playing music within .5 nautical mile of shoreline and/or pier 40 (for all vessel approaching/leaving Pier 40 for purposes of dockage or berthing vessels at Pier 40).

6. Owner will provide dedicated, updated and shared contact number for members of the Community and Community Board 2 to contact the cruise line directly should there be noise complaints or other problems.
 7. All noise complaints will be immediately shared with all managers and staff to prevent unreasonable noise intrusions to residents living nearby.
 8. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 9. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
 10. Will not change any principals prior to submission of original application to NYSLA.
- 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 **6 active licensed premises** within 750 ft. and 5 pending licenses according to LAMP; the Applicant’s having operated since Fall/2024 without known complaints and in contrast to prior licensees at the location, the method of operation and the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations and not extending the hours; and

THEREFORE BE IT RESOLVED that CB2, Manhattan recommends **denial** of the On-Premises Vessel Liquor License for **New York Water Tours Inc dba Oasis 353 West Street, Pier 40 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, 35 Board Members in favor.

4. **New York Water Tours Inc dba Enchanted 353 West Street, Pier 40 10014** (New OP– Vessel/Boat/Ship) (Class Change)
 - i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for two new Vessel Wine licenses for two ships – Oasis and Enchanted – considered together by Community Board 2 given the consistent nature of each application outside of the unique characteristics of each vessel, to operate chartered Hudson River cruises originating from and docked at Pier 40 in Hudson River Park on the West side of Manhattan at West Houston Street and West Street; and
 - ii. **Whereas**, there will be no changes in the method of operation, the Applicant’s hours of operation are Saturdays and Sundays from 12 PM to 10 PM and Mondays through Fridays from 7 PM to 10 PM; there will be open air decks; music will include DJs, live music and music from iPod/CD’s/streaming services at background levels; and

- iii. **Whereas**, the Applicant appeared before CB2, Man. in [October/2024](#) for the original Vessel Wine license at which time CB2, Man. unanimously recommended approval of the liquor license; at the time complaints were shared by members of CB2, Man. in regards to the volume of music played on vessels operated by past licensees and the disturbance this caused to the surrounding residential buildings and to other users of Hudson River Park, the Applicant having been operating since Fall/2024 with CB2 having received no complaints regarding their operations and members of CB2 stating they have not had any issues; and
- iv. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “Method of Operation” of the On-Premises Vessel Liquor License, with those stipulations as follows:
1. The licensed vessel will be operated as a sightseeing, event and dinner boat rental business on open waters with passenger embark/disembark at Pier 40.
 2. Will not advertise as a party boat rental or have booze cruises.
 3. The hours of operation will be Saturdays and Sundays from 12 PM to 10 PM and Mondays through Fridays from 7 PM to 10 PM.
 4. When docked and/or during embarking or disembarking of passengers from Pier 40, will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences anytime.
 5. All vessels will cease playing music within .5 nautical mile of shoreline and/or pier 40 (for all vessel approaching/leaving Pier 40 for purposes of dockage or berthing vessels at Pier 40).
 6. Owner will provide dedicated, updated and shared contact number for members of the Community and Community Board 2 to contact the cruise line directly should there be noise complaints or other problems.
 7. All noise complaints will be immediately shared with all managers and staff to prevent unreasonable noise intrusions to residents living nearby.
 8. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 9. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
 10. Will not change any principals prior to submission of original application to NYSLA.
- 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 **6 active licensed premises** within 750 ft. and 5 pending licenses according to LAMP; the Applicant’s having operated since Fall/2024 without known complaints and in contrast to prior licensees at the location, the method of operation and the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations and not extending the hours; and

THEREFORE BE IT RESOLVED that CB2, Manhattan recommends **denial** of the On-Premises Vessel Liquor License for **New York Water Tours Inc dba Enchanted 353 West Street, Pier 40 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, 35 Board Members in favor.

5. Vibrant NYC LLC 172 Waverly Pl 10014 (TW–Tavern) (previously unlicensed)

- i. Whereas,** the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for a Tavern Wine License to operate a neighborhood coffee bar and café in the ground floor of a five (5)-story, residential building (ca. 1868) on the northwest corner Waverly Place and Christopher Street (Block #610/Lot #27), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. Whereas,** the ground floor premises is approximately 435 sq. ft; there is one (1) entryway serving as both patron ingress and egress; there are eight (8) tables and 18 seats and no bars or counters for a total seated occupancy of approximately 18 persons; there is one (1) bathroom; and
- iii. Whereas,** the Applicant’s proposed hours of operation will be 8 AM to 10 PM Sundays, 7 AM to 10 PM Mondays through Thursdays, 7 AM to 11 PM Fridays and 8 AM to 11 PM Saturdays, music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ’s, no promoted events, no live music or scheduled performances, and no cover fees; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there is no outdoor seating as part of this application; and
- iv. Whereas,** the Applicants have been operating the coffee bar for approximately the past year, prior to that the premises to be licensed had been operating for as a nail salon preceded by a laundromat and has never previously been licensed for the service of alcohol; and
- v. Whereas,** a number of local residents came to speak in support of the application saying that the premises is a community gathering spot, the Applicant also providing over 100 letters from area residents in support of the application as presented, the West Village Residents Association (WVRA) speaking in opposition to the application, point out that this is yet another conversion of dry retail to a licensed premises in this residential neighborhood and that in 2000 11% of retail spaces in 10014 were liquor licensed and in 2024 that number was 29%, the Applicant having a successful coffee shop and WVRA questioning the need for a liquor license as they had been open only a year and that nothing has changed in the past year to account for the necessity of the service of alcohol, additionally citing that the Applicant has been serving on the sidewalk for months apparently being unaware of the rules regarding

outdoor seating, WVRA highlighting the importance of being familiar with the rules before being licensed for the service of alcohol in a residential community; and

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

16. Will operate a neighborhood coffee bar and café with less than a full service kitchen but will serve the full food menu during all hours of operation.
17. The hours of operation will be from 8 AM to 10 PM Sundays, 7 AM to 10 PM Mondays through Thursdays, 7 AM to 11 PM Fridays and 8 AM to 11 PM Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
18. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
19. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating included with this application.
20. There will be no benches, tables and/or chairs on the sidewalk or in the roadway.
21. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
22. Will not have televisions.
23. Will close all doors and windows at all times, allowing only for patron ingress and egress.
24. Will not install or have French doors, operable windows or open facades.
25. 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.
26. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
27. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
28. 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.
29. 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.
30. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
31. 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 **98 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 12 pending licenses within this same area, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Tavern Wine License for **Vibrant NYC LLC 172 Waverly Pl 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, 35 Board Members in favor.

- 6. Slice West Village LTD dba Slice the Perfect Food 535 Hudson St 10014** (RW–Restaurant, Lic. ID #0240-23-140590, exp. 10/31/2025) (Corporate Change)
 - i. Whereas**, the Applicant and the Applicant’s Representative appeared before Community Board 2, Manhattan’s SLA #2 Committee to present an application for Corporate Change to the existing Restaurant Wine license to operate family restaurant focused on gluten-free pizza in the ground floor of a five (5)-story, mixed use building with walk-up apartments (c. 1953) on Hudson Street between Perry and Charles Streets (Block #632/Lot #55), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
 - ii. Whereas**, the Corporate Change is that the manager, who has been managing the premises for 15 years, is buying out the current owner and will hold 100% interest in the Corporation; and
 - iii. Whereas**, the ground floor storefront premises is roughly 688 sq. ft.; there are 10 tables and 20 seats, one (1) bar with five (5) seats for a total seated patron occupancy of 25 persons; there is one entrance serving as patron ingress and egress and one (1) bathroom, the front façade consists of operable windows that open out to the sidewalk; and
 - iv. Whereas**, there will be no change in method of operation, the hours of operation will remain 11 AM to 10 PM Mondays through Wednesdays and 11 AM to 11 PM Thursdays through Sundays, 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, there was a previously licensed unenclosed sidewalk café consisting of 10 tables and 20 seats (DCA# 1346838); and
 - v. Whereas**, there have been complaints from residential tenants of the building and nearby residents going as far back 2012 and continuing to the present regarding noise from an exhaust fan on the roof which is still unresolved, sidewalk and café furniture not being brought against the building at closing (a requirement of the pre-pandemic sidewalk café program), and crowding on the sidewalk, the complaints being documented in multiple CB2, Man. resolutions ([January/2013](#) sidewalk café, [September/2013](#) RW renewal, [December/2017](#) RW renewal, [January/2018](#) RW renewal and [April/2018](#) RW), the principal of the instant application having been a manager at the premises during much of this time as he stated he had been a manager there for the past 15 years; and

- vi. Whereas,** the instant application also including an alteration application to expand the premises into the adjacent storefront located within the same building and which had been operating without a liquor license for about 15years, residents of the building, neighboring residents and the West Village Residents Association came to speak against the application citing the ongoing unresolved issues at the premises, the Applicant requesting to layover the alteration part of the application until May/2025 in order to meet with the residents in an effort to finally resolve the issues, affirming that they will not move forward at the NYSLA on the alteration application without returning to CB2, Man.; and
- vii. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan as part of the Corporate Change application which will be incorporated into the “Method of Operation” of the Restaurant Wine License, with those stipulations as follows:
1. The Applicant will operate a full-service restaurant focused on gluten-free pizza with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 11 AM to 10 PM Mondays through Wednesdays and 11 AM to 11 PM Thursdays through Sundays.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating included with this application.
 5. Any future outdoor seating 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. All sidewalk cafe furniture and plantings will be brought in up against the building at closing.
 6. Any host stands will be located inside the premises. There will be no host stands on the sidewalk.
 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. Employees must smoke out in street parking area and not in front of residential buildings.
 10. The exhaust fan on the rooftop will be maintained and soundproofing will be completed so the fan no longer causes a disturbance to the residential tenants of the building.
 11. A timer will be installed and maintained on the kitchen exhaust ventilation fan to ensure that the ventilation system is off at 11 PM each night without exception.
 12. Principal/Licensee will explore the viability of moving the kitchen exhaust ventilation fan off of the roof.
 13. 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.
 14. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 15. Will not make changes to the existing facade except to change signage or awning.

16. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
17. Will not have unlimited drink or unlimited food & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
18. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
19. It will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
20. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
21. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
22. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a Corporate Change to the existing On-Premises Restaurant Liquor License for **Slice West Village LTD dba Slice the Perfect Food 535 Hudson St 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous, 35 Board Members in favor.

7. **Snack Company Bedford LLC dba Snack Taverna 63 Bedford St 10014** (OP–Restaurant, Lic. ID # 0340-21-119304, exp. 12/31/2025) (Corporate Change)
 - i. **Whereas**, the Applicant’s Attorney submitted notice to Community Board 2, Manhattan of an application for Corporate Change to the existing On-Premises Restaurant Liquor License and was placed on CB2, Man.’s SLA Committee #2 April agenda but chose not to appear, the Applicant having been one of two managing members of the original corporation having 40.625% and is now buying out the other managing member, there is no change in method of operation applied for with the corporate change application; and
 - ii. **Whereas**, the premises is located at the northwest corner of Bedford and Morton Streets (Block #584/Lot #37) in the ground floor of a five (5)-story, mixed use, building with walk-up apartments (ca. 1886) with its method of operation being documented in a June/2007 CB2, Man. resolution when the Applicant and his partner applied for the On-Premises liquor license as being approximately 800 sq. ft. with 35 table seats and one (1) bar with two (2) seats with hours of operation from 12 PM to 11 PM seven days a week, music is background only and no sidewalk café application or backyard garden; and

- iii. **Whereas**, as the Applicant has been a partner in the business for at least the past 18 years, the area was posted and no one appeared in opposition to the application, there have been no known complaints regarding the establishment over the years; and

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 **Snack Company Bedford LLC dba Snack Taverna 63 Bedford St 10014** **unless** the statements presented by the Applicant are accurate and complete and that there are no other changes made to the licensed premises including any change in method of operation unless the Applicant submits a notice to and appears before CB2, Man.

Note: Unanimous, 35 Board Members in favor.

8. Marla 2022 Inc dba Mamali NYC 70 Christopher St aka 110 7th Avenue South 10014
(TW–Tavern) *(previously unlicensed)*

- i. **Whereas**, the Applicants and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for a Tavern Wine License to operate a coffee shop and natural wine bar in the entirety of the one (1) story triangle building on the southwest corner of 7th Avenue South and Christopher Street (Block #591/Lot #54), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. **Whereas**, the ground floor premises is approximately 300 sq. ft. connected by an interior stairway to a 300 sq. ft. cellar, patron use of the cellar is for bathroom use only; there is one (1) entryway serving as both patron ingress and egress; there are five (5) tables and 10 seats and one bakery display case for a total seated occupancy of approximately 10 persons; there is one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. **Whereas**, the Applicant’s proposed hours of operation will be 7 AM to 10 PM Sundays through Saturdays (7 days a week), music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ’s, no promoted events, no live music or scheduled performances, and no cover fees; there will be no outdoor area used for commercial purposes; and
- iv. **Whereas**, the premises to be licensed had been operating for over 100 years up until February/2024 as Village Cigars and has never previously been licensed for the service of alcohol, the Applicants expressing their commitment to make as few changes as possible to the exterior of the premises while hoping to enliven the corner from morning to early evening with the coffee shop and wine bar, there being a subway entrance adjacent to the storefront and the corner has been used for loitering, trash and persons urinating since Village Cigars vacated the premises, one of the two Applicants being a principal of another restaurant in CB2, Man. (174 Bleecker St LLC dba Old Tbilisi, Lic. ID #0340-22-102856); and

- v. **Whereas**, the West Village Residents Association (WVRA) spoke in opposition to the application, pointing out that this is yet another conversion of dry retail to a licensed premises in this neighborhood and that in 2000 11% of retail spaces in the 10014 zip code were liquor licensed and in 2024 that number was 29%, the Applicant had reached out to the block association but they did not respond as their opposition is not specific to the proposed licensee or application but to the loss of dry retail in the community, the area was posted and no one else responded in either support or opposition to the application; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Tavern Wine License, with those stipulations as follows:
1. Will operate as a coffee shop and natural wine bar with wines from the country of Georgia with less than a full service kitchen but will serve the full food menu during all hours of operation.
 2. The hours of operation will be from 7 AM to 10 PM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating included with this application.
 5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 6. Will not have televisions.
 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 8. Will not install or have French doors, operable windows or open facades.
 9. Will not make changes to the existing façade except to change signage or awning. All signage will be compliant with rules for signage in an Historic District.
 10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 12. 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.
 13. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 14. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
 15. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- vii. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **95 active licensed premises**

within 750 feet of the proposed premises according to LAMP to be licensed and an additional 8 pending licenses within this same area, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Tavern Wine License for **Marla 2022 Inc dba Mamali NYC 70 Christopher 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, 35 Board Members in favor.

9. Maison Welles LLC 18 E 13th St 10010 (TW–Tavern) *(previously unlicensed)*

- i. Whereas**, the Applicants and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for a Tavern Wine License to operate a collaborative retail space showcasing various artisans, cafe and wine bar within the ground floor of a five (5)-story, mixed use building with walk-up apartments (c. 1900) on East 13th Street between 5th Avenue and University Place (Block #570/Lot #14); and
- ii. Whereas**, the ground floor premises is approximately 1,800 sq. ft. consisting of 1,200 sq. ft. on the ground floor and 800 sq. ft. in the basement, the two floors connected by an exterior stairway, there is no patron use of the basement, the basement being for storage and office use only; there are 16 tables with 40 seats for a total seated patron occupancy of 40 seats; the premises has one (1) door which serves as patron ingress and egress and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. Whereas**, the Applicant’s proposed hours of operation will be 7 AM to 10 PM Sundays through Thursdays and 7 AM to 11 PM Fridays and Saturdays, music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ’s, no promoted events, no live music or scheduled performances, and no cover fees; there will be no outdoor area used for commercial purposes; and
- iv. Whereas**, the premises to be licensed has been vacant for about the past four (4) years and prior to that was occupied by Village Copiers, a copy shop and was not previously licensed for the service of alcohol; and
- v. Whereas**, there was confusion about the method of operation of the instant application, the questionnaire submitted describing the premises as a wine bar with a retail aspect being open from 7 AM to 12 AM but no description of the retail aspect and little description of the food service, the landing page (and only page) of the website describing the space as a Champagne Bar and Members Club, the Applicant describing the space as being a curated space to give students the opportunity to show their work, the furniture will be designed by artisans, there

will be shelving to display various types of art and crafts, designers profiled will rotate and be local, national and international, that there will be opening events as the curation of the space changes, there might be times where artists create artwork in the premises, in addition, the Applicant plans to operate as a coffee shop and café serving breakfast and lunch daily yet there is no coffee bar and no breakfast on the provided menu, the application consisting of a number of varied business concepts without a clearly defined focus on any one in particular; in addition the Investors Deck and Press information provided to CB2, Man. following the SLA committee meeting describes the entity as “event planners and designers” and lists their services as seasonal floral arrangements, event styling consultations, a café and champagne bar with hand-crafted merchandise, yet there was no mention of floral arrangements or event styling or a “champagne bar” during the meeting with CB2; and

- vi. **Whereas**, the questionnaire as presented to CB2, Man. also has 40 patron seats throughout the premises with the maximum legal occupancy listed as 74 persons but the most recent Certificate of Occupancy on the DOB Now website, dated 11/16/2023, shows the maximum occupancy on the first floor as 30 persons, the Applicant stating they will reduce their occupancy to be in line with the legal occupancy, it being unclear how the business model will be successful when much of it appeared focused on events with a total capacity of only 30 persons; and

- vii. **Whereas**, this application being for the service of beer and wine only and not subject to the public interest standard of the 500' foot rule, the Applicant agreeing to a compromise in the hours of operation from 12 AM nightly to 10 PM and 11 PM which should allow the Applicant to operate the business as described while mitigating any negative quality of life impacts to the surrounding residents that occur in the later hours; and

- viii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Tavern Wine License, with those stipulations as follows:
 - 1. Will operate and be advertised as a collaborative retail space showcasing various artisans, cafe and wine bar with less than a full service kitchen but will serve the full food menu during all hours of operation.
 - 2. The hours of operation will be from 7 AM to 10 PM Sundays through Thursdays and 7 AM to 11 PM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern, Sports Bar Members Club or allow any portion of premises to be operated in that manner.
 - 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 - 5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 - 6. Will not have televisions.
 - 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.

8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
9. Will not install or have French doors, operable windows or open facades.
10. Will not make changes to the existing façade except to change signage or awning. All signage will be compliant with rules for signage in an Historic District.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
15. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
16. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Tavern Wine License for **Maison Welles LLC 18 E 13th St 10010**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the NYSLA Liquor License.

Vote: Unanimous, 35 Board Members in favor.

10. HBMWV LLC dba Miriam 140-142 Seventh Ave South 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 in the ground floor of three (3)-story, mixed-use building (ca. 1940) on 7th Avenue South between Charles and West 10th Streets (Block #61/Lot #14), the building falling within the Greenwich Village Historic District; and
- ii. **Whereas**, the premises is located in a 3,500 sq. ft. ground floor space (2,500 sq. ft. first floor on the ground floor connected by an interior staircase to a 1,000 sq. ft. basement, patron use of the basement being for bathroom access only); there will be 31 tables and 148 seats, one (1) bar with 12 seats for a total seating occupancy of 160 persons; there is one (1) entryway serving as both patron ingress and egress, one additional emergency exit and three (3) bathrooms; there is a pre-existing enclosed sidewalk café consisting of four (4) tables and 16 chairs as part of this application and no unenclosed sidewalk or roadway café; and

- iii. Whereas**, the hours of operation will be from 9 AM to 12 AM Sundays, 10 AM to 12 AM Mondays through Wednesdays, 10 AM to 1 AM Thursdays and Fridays and 9 AM to 1 AM Saturdays; all doors and windows will be closed at all times except for patron egress; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, velvet ropes, movable barriers security personnel or doormen; and
- iv. Whereas**, the premises had been operated from the early 2000's until January/2023 under Four Green Fields LLC dba Agave (Lic. ID # 0340-22-110698), the current Applicant having opened the original Miriam restaurant in Park Slope in 2005 and has operated on the Upper West Side since 2021; and
- v. Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the "method of operation" of the On-Premises Restaurant Liquor License and those stipulations are as follows:
1. Premises will be operated and advertised as full-service Mediterranean restaurant with the kitchen open and full menu items available until closing every night.
 2. Hours of operation will 9 AM to 12 AM Sundays, 10 AM to 12 AM Mondays through Wednesdays, 10 AM to 1 AM Thursdays and Fridays and 9 AM to 1 AM Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. There is an enclosed sidewalk café with four (4) tables and 16 seats which will operate with the same hours as the interior restaurant. There will be no speakers in the enclosed sidewalk café.
 5. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating included with this application.
 6. Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 11 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
 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 have not more than six (6) private parties per year.
 10. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 11. Will ensure doorway(s) to the common hallway is an alarmed door to prevent patron and employee access aside from in case of emergency.
 12. Will ensure emergency exits are alarmed doors to prevent patron and employee access aside from in case of emergency.
 13. Patron use of the cellar will be for bathroom access only. There will be no service of alcohol in the cellar.
 14. Will not install or have French doors, operable windows or open facades.
 15. Will not make changes to the existing façade except to change signage or awning.

16. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
 17. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 18. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
 19. Will not have dancing, DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or metal barricades or security personnel/doormen.
 20. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 21. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
 22. 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 **82 active licensed premises** within 750 ft. and 10 pending licenses according to LAMP, the Applicant agreeing to adjust his closing hours from 2 AM Thursdays to Saturdays to 1 AM, the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations and not extending the hours; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Restaurant Liquor License in the name of **HBMWV LLC dba Miriam 140-142 Seventh Ave South 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 35 Board Members in favor.

11. Temiani LLC dba Champion Pizza 2 W 14th St 10011 (OP–Restaurant) (Class Change)

- 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 upgrade of their current Restaurant Wine License to an On-Premises Restaurant Liquor License to continue to operate a pizzeria on the ground floor of a seventeen-story commercial building on southwest corner of West 14th Street and Fifth Avenue in Greenwich Village; and
- ii. **Whereas**, prior to the licensee receiving their restaurant wine liquor license in 2024, the storefront had previously operated as a pizzeria, albeit without a liquor license, and had never previously been occupied/operated with the service of alcoholic beverages, the interior

storefront being 1,100 sq. ft., with cellar access, the basement being for storage purposes only and not for patron service, there is a pizza oven but not a full service kitchen, with one (1) food counter, 10 interior tables with 20 patron seats for a total indoor seated patron seating occupancy for 20 persons, the storefront infill being fixed without operable windows or French doors, and one (1) patron bathroom; and

- iii. **Whereas**, the hours of operation will be from 10 AM to 4 AM Saturdays through Sundays, the current stipulations in place with the Applicant's restaurant wine license state that alcohol will end by 12:00 AM every night, music is background only or live acoustic music on the weekend, in addition to the class change the Applicant is requesting a significant number of changes to the method of operation, a change in method of operation was not included with the 30-day notice to the municipality, those changes include the service of alcohol until 2 AM or 4 AM, the addition of DJs and karaoke from Thursday to Saturdays with security guards, to remodel the interior to be more consistent with a restaurant space with reservations in the evenings, a change in the DBA name, there were no diagrams provided for any changes to the interior to create a restaurant, no details on how the premises would operate as a reservation restaurant as opposed to the current pizzeria; and
- iv. **Whereas**, the original application for the service of wine and beer until midnight in a pizzeria located in a location surrounded by college students, with the pizzeria staying open later to provide an inexpensive food option to those students while not providing more opportunities for drinking provides an amenity to the area; and
- v. **Whereas**, the instant application, with the upgrade to full liquor being subject to the public interest standard of 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 **36 active licensed premises** within 750 ft. and 4 pending licenses according to LAMP, there being no application for or specifics on the change in method of operation mentioned on the supplied questionnaire and during the CB2, Man. SLA Committee meeting in a location surrounded by college students, those changes being a significant change in method of operation that are not supported by the supplied and unchanged kitchen diagram and seating floor plan of the premises, the service this establishment provides to the community at present is a place where someone can grab a casual slice or meal and a glass of wine or beer in the evening hours, and a quick bite without alcohol after a night out; the instant application providing no additional meaningful benefit that is not currently met elsewhere in the community and instead taking away the benefit of having a place where people can eat later at night but not continue drinking, the immediate area being surrounded by college students; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Liquor License for **Temiani LLC dba Champion Pizza 2 W 14th St 10011**; 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, 35 Board Members in favor.

12. Puar LLC dba Entwine 765 Washington St 10014 (OP–Restaurant) (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 (Lic. ID #0340-22-103562) to add roadway seating consisting of 8 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
 9. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 4 tables and 8 seats on Washington Street between Jane and West 12th Streets.
 10. Hours of operation for the Dining Out NYC sidewalk 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.
 11. 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.
 12. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 13. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 14. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
 15. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
 16. 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 **Puar LLC dba Entwine 765 Washington 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, 35 Board Members in favor.

13. The Crystal Room, L.P. dba Blue Ribbon 97 Sullivan 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 #0340-23-131292) to add a sidewalk café and roadway seating consisting of 24 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the application is for 6 tables and 10 seats on the sidewalk on Sullivan Street and an additional 8 tables and 14 seats in the roadbed adjacent to the curb on Sullivan Street; and
- iii. **Whereas**, the premises first opened in the early 90’s and 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. is 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 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
- iv. **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
- v. **Whereas**, the Applicant was presented with a stipulation agreement for the requested 24 seats outside with closing hours of 10 PM each night, the impacts to surrounding residents of the Dining Out NYC program being untested with multiple applications for outdoor seating in the immediate area coming before CB2, the Applicant unwilling to sign the stipulation agreement stating they are a late night dining establishment and need the later hours to get an additional dinner seating; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application of the Alteration Application for Municipal Expansion for **The Crystal Room, L.P. dba Blue Ribbon 97 Sullivan St 10012**; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2, Manhattan respectfully requests that the following stipulations be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:

10. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 6 tables and 10 seats on sidewalk on Sullivan Street.
11. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 8 tables and 14 seats adjacent to the curbside on Sullivan Street.
12. 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.
13. All outdoor patrons will be seated table service only and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
14. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
15. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
16. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
17. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
18. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

Vote: Unanimous, 35 Board Members in favor.

14. Flexible Fish Corp dba Blue Ribbon Sushi 119 Sullivan St 10012 (RW–Restaurant)
(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 (Lic. ID #0240-23-141339) to add roadway seating consisting of 16 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 8 tables and 16 seats on Sullivan Street between Prince and Spring Streets.
2. Hours of operation for the Dining Out NYC sidewalk seating will be from 11 AM to 10 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café 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 **Flexible Fish Corp dba Blue Ribbon Sushi 119 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, 35 Board Members in favor.

15. Wagawongawitz LLC dba Cafe Cluny 284 W 12th St 10014 (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 #0340-22-104158) to add a sidewalk café and roadway seating consisting of 26 seats in total as part of the Dining Out NYC program to their licensed premises; and

- ii. **Whereas**, the application is for 2 tables and 4 seats on the sidewalk on West 4th Street, 3 tables and 6 seats on the sidewalk on West 12th Street and an additional 8 tables and 16 seats in the roadbed adjacent to the curb on West 4th Street for a total addition of 26 exterior seats; and
- iii. **Whereas**, the licensed premises was expressly prohibited through the zoning code from having any outdoor seating on the sidewalk as the Applicant discovered when they applied for sidewalk seating on West 12th Street in 2007, 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. is 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 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
- iv. **Whereas**, the instant application being located on a short and narrow, quiet residential block on West 4th Street where there was never any outdoor seating prior to the pandemic, this block being residential with the ground floors being occupied by either licensed establishments all of whom are applying for outdoor seating where never existed or residences, the local residents being negatively impacted by the outdoor dining over the past five years; and
- v. **Whereas**, the Applicant was presented with a stipulation agreement for the requested 24 seats outside with closing hours of 10 PM each night, the impacts to surrounding residents of the Dining Out NYC program being untested with multiple applications for outdoor seating in the immediate area coming before CB2, the Applicant unwilling to sign the stipulation agreement because they need the later hours to get in another dinner seating, though they also stated they did try to work with the residents during the later part of the temporary program and voluntarily closed their outdoor seating at 9:30 PM; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application of the Alteration Application for Municipal Expansion for **Wagawongawitz LLC dba Cafe Cluny 284 W 12th St 10014**; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2, Manhattan respectfully requests that the following stipulations 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 2 tables and 4 seats on West 4th Street and 3 tables and 6 seats on West 12th Street.
2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 8 tables and 16 seats adjacent to the curbside on West 4th Street.
3. Hours of operation for the Dining Out NYC roadway seating will be from 8:30 AM to 10 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
4. All outdoor patrons will be seated table service only 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.

Vote: Unanimous, 35 Board Members in favor.

16. White Horse Hospitality LLC dba White Horse Tavern (OP–Restaurant) (Alteration: Dining Out NYC–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 #0340-21-120035) to add sidewalk and roadway seating consisting of 62 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has worked with the community agreeing to remove the proposed sidewalk café seating from West 11th Street and to close the roadbed seating at 10 PM and has executed and 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 seating will substantially conform to submitted diagram and have no more than 23 tables and 46 seats on Hudson Street between West 11th and Perry Streets.

2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 8 tables and 16 seats on Hudson Street between West 11th and Perry Streets
 3. Hours of operation for the Dining Out NYC sidewalk seating will be from 11 AM to 11 PM Saturdays and Sundays, 2 PM to 11 PM Mondays through Wednesdays and 12 PM to 11 PM Thursdays and Fridays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 4. Hours of operation for the Dining Out NYC roadway seating will be from 11 AM to 10 PM Saturdays and Sundays, 2 PM to 10 PM Mondays through Wednesdays and 12 PM to 10 PM Thursdays and Fridays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 - 5.
 6. 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.
 7. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 8. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 9. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
 10. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
 11. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.
- iii. **Whereas**, the Applicant had signed a stipulation agreement with CB2, Man. in [March/2019](#) as part of their new On-Premises Liquor License to close any DCWP authorized sidewalk café seating at 11 PM Sundays through Thursdays and 12 AM Fridays and Saturdays, the Applicant having had disciplinary proceedings, significant fines and closure imposed by the NYSLA in July/2020 due to his method of operation during the pandemic-related outdoor dining program, the reduction in hours of the instant application being a compromise reached with the community and an effort made by the Applicant to have an improved relationship with the community going forward; and

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

Vote: Unanimous, 35 Board Members in favor.

17. 675 Hudson Vault LLC dba Dos Caminos & Troy Liquor 675 Hudson St 10014
(Alteration: Dining Out NYC–Sidewalk)

- 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 #0340-22-105422) to add sidewalk café seating consisting of 90 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
 10. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 32 tables and 90 seats on 9th Avenue between 13th and 14th Streets.
 11. Hours of operation for the Dining Out NYC sidewalk will be from 11 AM to 10 PM Sundays through Thursdays, and 11 PM to 12 AM 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.
 12. 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.
 13. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 14. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 15. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
 16. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
 17. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.
- iii. Whereas,** the Applicant has been operating their sidewalk café through the pandemic to the present with sidewalk seating taking up the entirety of the sidewalk on 9th Avenue, there being a cobblestone public plaza area abutting the sidewalk, the Applicant affirming that the required 12' clear path would be measured from where the curb meets the paved sidewalk and will not include the cobble stone public plaza as part of the clear path going forward; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **675 Hudson Vault LLC dba Dos Caminos & Troy Liquor 675 Hudson 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, 35 Board Members in favor.

18. 753 Washington Trattoria Inc dba Malaparte 753 Washington St. 10014 (RW–Restaurant) (Alteration: Dining Out NYC–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 #0240-22-100377) to add a sidewalk café and roadway seating consisting of 55 seats in total 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 sidewalk café will substantially conform to submitted diagram and have no more than 3 tables and 12 seats on Washington Street between Bethune and Bank Streets and 7 tables and 28 seats on Bethune Street between Washington and Greenwich Streets.
 2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 5 tables and 15 seats on Bethune Street between Washington and Greenwich Streets.
 3. Hours of operation for the Dining Out NYC sidewalk café and roadway seating will be from 11 AM to 10 PM Saturdays and Sundays and 4 PM to 10 PM Mondays through Fridays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.

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

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **753 Washington Trattoria Inc dba Malaparte 753 Washington 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, 35 Board Members in favor.

19. Grotta Azzurra Inn Inc 177 Mulberry St 10013 (OP–Restaurant) (Alteration: Dining Out NYC–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 #0340-23-128376) to add a sidewalk café and roadway seating consisting of 40 seats in total 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 sidewalk café will substantially conform to submitted diagram and have no more than 5 tables and 10 seats on Broome Street between Mulberry Street and Center Market Place and 6 tables and 12 seats on Mulberry Street between Broome and Grand Streets.
 2. 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 Broome and Grand Streets.
 3. Hours of operation for the Dining Out NYC sidewalk café and roadway seating will be from 11 AM to 11 PM Saturdays through Sundays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.

4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
8. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Grotta Azzurra Inn Inc 177 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, 35 Board Members in favor.

20. Hudson Corner LLC dba B'Artusi, Via Porta 520 522 Hudson St 10014 (OP–Restaurant) (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 (Lic. ID #0340-23-138710) to add a sidewalk café and roadway seating consisting of 54 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 11 tables and 22 seats on Hudson Street between Charles and West 10th Streets.
 2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 16 tables and 32 seats on Hudson Street between Charles and West 10th Streets.
 3. Hours of operation for the Dining Out NYC sidewalk café and roadway seating will be from 11 AM to 11 PM Saturdays and Sundays and 12 PM to 11 PM Mondays through

Fridays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.

4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
8. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Hudson Corner LLC dba B'Artusi, Via Porta 520 522 Hudson 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, 35 Board Members in favor.

21. 518 Hudson Street LLC dba Justine's on Hudson 518 Hudson St 10014 (OP–Restaurant) (Alteration: Dining Out NYC–Sidewalk) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License (Lic. ID #0340-23-128342) to add a sidewalk café consisting of 6 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 3 tables and 6 seats on Hudson Street between West 10th and Christopher Streets.
 2. Hours of operation for the Dining Out NYC sidewalk café will be from 12 PM to 11 PM Saturdays through Sundays (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 **518 Hudson Street LLC dba Justine's on Hudson 518 Hudson 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, 35 Board Members in favor.

22. Windy Point East II LLC dba Houseman 508 Greenwich St 10013 (OP–Restaurant)
(Alteration: Dining Out NYC–Roadway) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License (Lic. ID #0340-23-128342) to add roadway seating consisting of 8 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 4 tables and 8 seats on Greenwich Street between Spring and Canal Streets.
 2. Hours of operation for the Dining Out NYC sidewalk café will be from 11 AM to 10 PM Saturdays through Sundays (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 **Windy Point East II LLC dba Houseman 508 Greenwich 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, 35 Board Members in favor.

23. Waverly Restaurant LLC 16-18 Bank St 10014 (OP–Restaurant) (Alteration: Dining Out NYC–Roadway) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License (Lic. ID #0340-22-104136) to add roadway seating consisting of 12 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 6 tables and 12 seats on Bank Street between Waverly and West 4th Streets.
 2. Hours of operation for the Dining Out NYC sidewalk café will be from 10 AM to 10 PM Saturdays and Sundays and 5 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 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 **Waverly Restaurant LLC 16-18 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, 35 Board Members in favor.

24. 228 West 10th Street LLC dba L’Artusi 228 W 10th St 10014 (OP–Restaurant) (Alteration: Dining Out NYC–Roadway) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License (Lic. ID #0340-23-132610) to add roadway seating consisting of 18 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 9 tables and 18 seats on West 10th Street between Bleecker and Hudson Streets.
 2. Hours of operation for the Dining Out NYC sidewalk café will be from 11 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 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 **228 West 10th Street LLC dba L'Artusi 228 W 10th 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, 35 Board Members in favor.

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

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

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on April 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 **Realmuto 117 7th Avenue South LLC dba Realmuto 117 7th Ave South 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 35 Board Members in favor.

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

Whereas, the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's SLA Committee #2 to present an application for an On-Premises Tavern license to operate and upscale cocktail lounge with DJs in a basement space on Gansevoort Street between 9th Avenue and Washington Street, the application also including a daytime coffee bar which was

not included as part of the questionnaire, in addition, there was no sound study or specifics on sound insulation for the basement premises which had been problematic to residents under past operations, following this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on April 3, 2025, the Applicant requested **to withdraw** this application from further consideration in order to submit more detailed information on the application, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and

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

Vote: Unanimous, 35 Board Members in favor.

27. 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 April 3, 2025, the Applicant requested **to lay over** this application to May/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, 35 Board Members in favor.

28. The Strangers Club NY LLC dba Dear Strangers 147 W 4th St 10012 (OP–Restaurant) (Alteration: add backyard) (Change in Method of Operation: Thursday close 2 AM)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on April 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 **The Strangers Club NY LLC dba Dear Strangers 147 W 4th St 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 35 Board Members in favor.

29. Shampang Inc 263 Bleecker St 10014 (RW–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on April 3, 2025, the Applicant requested **to lay over** this application to May/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 **Shampang Inc 263 Bleecker St 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 35 Board Members in favor.

30. BEK6 LLC 402 6th Ave 10011 (RW–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on April 3, 2025, the Applicant requested **to lay over** this application to May/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 **BEK6 LLC 402 6th Ave 10011** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 35 Board Members in favor.

NEW BUSINESS

31. South Village Hospitality Group LLC dba Carroll Place 157 Bleecker St 10012 (OP–Restaurant) (Alteration: convert service bar to customer bar) (Lic ID # 0340-22-103596, exp 1/31/2026) (*renotification, appearance waived*)

- i. **Whereas**, in [February/2024](#) the Applicant and Applicant’s Representative appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for an Alteration to their On-Premises Restaurant Liquor License for their Italian American wine bar and gastropub located within a three (3)-story mixed use building (c. 1920) on Bleecker Street between Thompson and Sullivan Streets (Block #539/Lot #36), this building falling within NYC LPC’s designated South Village Historic District; and

- ii. **Whereas**, the Applicant did not move forward with filing the alteration application within 270 days of sending notification to CB2, therefore the Applicant is re-notifying CB2, Man. and has re-signed the previously executed stipulation agreement that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the Alteration of their On-Premises Restaurant Liquor License and the full board of CB2, Man. unanimously recommended approval of the application with those stipulations as follows:
 1. The establishment will close at 2 AM Sundays through Wednesdays.
 2. The establishment will close at 4 AM Thursdays through Saturdays.
 3. The kitchen will be open until 2 AM all nights of the week
 4. All doors and windows will close by 10 PM every night of the week.
 5. All doors and windows will be closed when any sporting event is being played on televisions in the establishment.
 6. All doors and windows will be closed when any live music is being played in the establishment.
 7. A professional sound test using a decibel meter will be conducted across Bleecker Street from the establishment to determine the level at which background music can be played without exceeding New York City noise code decibel limits. A limiter and compressor and any other means necessary will be installed in the establishment’s sound system to prevent background music from ever exceeding this level.
 8. Sound system controls will be locked, with access limited to owners and managers who agree to abide by all New York City noise codes, the levels set by the results of the sound test described above. Sound levels will be regularly tested with decibel meters to ensure compliance, and records of those tests will be kept.
 9. Only four televisions, no larger than 42 inches, will be installed in the establishment: two on first floor behind the bar and two on the mezzanine.
 10. Televisions will never operate with sound, and no speakers will ever be connected to those televisions.

11. No line for any event in venue will ever be formed on sidewalks or any part of Bleecker Street or any other street in the BAMRA area. All such lines will be formed within the establishment.
12. All ventilation, exhaust and air conditioning systems will meet or exceed New York City codes.
13. No neon will be used for signage; and if any of the lighting used for signage is too bright in any resident's dwelling, that lighting will be dimmed.
14. No owner, manager or any other employee of the establishment will allow the establishment to participate in or host any "pub/bar crawl" or any similar bar-to-bar, organized drinking event.
15. The establishment will have no live act end later than 11:00 p.m. on Wednesday.
16. The establishment will have no live act end later than 12:00 a.m. on Thursday.
17. The establishment will have no live acts ending later than 2:00 a.m. on Friday and Saturday nights.
18. The establishment will have small jazz groups on occasion during brunches and dinners as background music only and playing only at background volume levels.
19. The establishment will employ one person as security on Wednesday and Thursday nights and two people for security on Friday and Saturday nights.
20. Insulated glass will be installed in all storefront windows.
21. The establishment will install a dropped ceiling or isolation hangers with effective soundproofing material in the ceiling cavity.
22. All speakers in the establishment will be "directional speakers" (i.e., speakers specifically built to prevent sound leaking out of the back of the speaker), will hang no higher than three-quarters of the distance from the floor to ceiling and will be installed on isolation brackets
23. There will be a holding area or vestibule inside the establishment to contain overflow so to keep the lines off the sidewalks.
24. Staff will leave after closing and not loiter in front of the building.
25. There will be no more than 24 private parties per year
26. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
27. Will appear before CB2, Man. for change in method of operation prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the Alteration application to the On-Premises Restaurant Liquor License in the name of **South Village Hospitality Group LLC dba Carroll Place 157 Bleecker St 10012** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the "Method of Operation" of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 35 Board Members in favor.

STREET ACTIVITIES

1. ***4.10.25 – Trinny London Beauty (Sponsor: Replica), Prince St. bet. Broadway & Mercer St. [SW & curb lane 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; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Trinny London Beauty (Sponsor: Replica)**.

Vote: Unanimous, with 35 Board members in favor.

2. ***4.10.25– Munchie Mobile Hostess Sampling Tour (Sponsor: Abel McCallister Abel, LLC), Broadway bet. Broome & Grand Sts. [curb lane only-E.]**

Whereas, the applicant, representing food brand Hostess, is seeking to hold a food truck activation at 473 Broadway, between Broome and Grand Streets; and

Whereas, the event is expected to consist of a food truck parked in the curb lane, giving out free packaged snack samples from 12 PM– 6 PM on Thursday, April 10th; and

Whereas, the applicant intends to give away up to 1,000 samples; 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 initially running south along the curb lane past the adjacent coffee shop at 471 Broadway, and then with the line moving across the sidewalk to run along the building wall at 465 Broadway, which is currently a vacant storefront; and

Whereas, brand ambassadors and support staff will be present during the activation to assist in line management (including managing the gap where the line “crosses” the sidewalk as well as sanitation; and

Whereas, representatives of the sponsor applicant have committed to be on site during the activation; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Munchie Mobile Hostess Sampling Tour (Sponsor: Abel McCallister Abel, LLC)**, **provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 35 Board members in favor.

3. *4.19.25 – SunBum Food Truck – W. Broadway (Sponsor: New York Food Truck Association), W. Broadway bet. Broome & Spring Sts. [SW & curb lane closure-W.]

Whereas, the applicant, representing sunscreen brand SunBum, is seeking to hold a food truck activation at 387 West Broadway, between Broome and Spring Streets; and

Whereas, the event is expected to consist of a food truck parked in the curb lane, giving out free chicken and steak tacos along with sunscreen samples from 11 AM– 6 PM on Saturday, April 19th; and

Whereas, load-in is expected to begin at 9 AM with load-out completed by 6:30 PM; and

Whereas, the applicant intends to give away up to 300 samples; 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 a 5ft+ required pedestrian pathway maintained; and

Whereas, all trash will be taken offsite by the applicant for disposal; and

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

Whereas, representatives of the sponsor applicant have committed to be on site during the activation; now

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

Vote: Unanimous, with 35 Board members in favor.

4. *4.20.25– Intimissimi – Ice Cream Giveaway (Sponsor: Intimissimi/Pardgroup USA), W. 14th St. bet. Washington St. & 9th Ave. [partial SW closure-So.]

Whereas, the applicant, representing clothing store/brand Intimissimi, is seeking to hold an ice cream truck activation at 414 14th Street, between Washington Street and 9th Avenue, in front of the Intimissimi store; and

Whereas, the event is expected to consist of a ice cream truck parked in the curb lane, giving out free ice cream samples along with “scratch off cards” for discounts on in-store goods or other items, from 12 PM– 7 PM on Sunday, April 20th; and

Whereas, load-in is expected to begin at 10:30-11 AM with load-out completed by 8 PM; and

Whereas, the applicant intends to give away up to 300 ice cream samples & scratch off cards; 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 a 5ft+ required pedestrian pathway maintained and the applicant looking to cap the line at 25 people at any given time; and

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

Whereas, representatives of the applicant have committed to be on site during the activation; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval of Intimissimi – Ice Cream Giveaway (Sponsor: Intimissimi/Pardgroup USA), provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Passed, with 34 Board members in favor, 1 recusal (D. Raftery).

5. *4.22-4.23.25 – Netflix You Pop Up at 489 Broome St. (Sponsor: Invisible North), Broome St. bet. W. Broadway & Wooster St. [SW & curb lane closure-So.]

Whereas, the applicant, representing media company Netflix, is seeking to hold a two-day pop-up activation at 489 Broome Street, between West Broadway and Wooster Streets, to promote the release of a new season of the Netflix show “You”, on Tuesday, April 22nd and Wednesday, April 23rd; and

Whereas, as part of the pop-up, the storefront and interior of 489 Broome will be temporarily transformed into “Mooney’s Bookshop”, which is a key location in the show; and

Whereas, the pop-up bookshop is expected to be open to the public from 12 PM – 9 PM on both days of the pop-up, with a special media event being held inside the bookshop from 10 AM – 12 PM on Tuesday, April 22nd; and

Whereas, load-in will take place over the course of 4 days from April 18th – April 21st, with work beginning no earlier than 7 AM on the 18th and no earlier than 8 AM thereafter, and work ending no later than 8 PM each day; and

Whereas, load-out will take place on April 24th from 8 AM to 8 PM; and

Whereas, in order to limit crowding and adhere to occupancy rules, the applicant will use an online line management system which will allow up to 100 attendees to enter the bookshop for a 30-minute period; and

Whereas, to facilitate the online sign-up system, the applicant will arrange for two different lines on the sidewalk – one line in order to sign up for a future slot and a second line to wait for entry ahead of a reserved timeslot; and

Whereas, the line for initial registration will run west along the curb from the entrance to 489 Broome, and the line for returning guests will run east, in the opposite direction; and

Whereas, the applicant also intends to place a small coffee cart on the sidewalk from 10 AM to PM on April 22nd and 12 PM to 4 PM on April 23rd; and

Whereas, the coffee cart will not require a separate line and will be handing out 800 coffee and glazed donut sandals to attendees waiting on the line for entry into the pop-up; and

Whereas, the event will not feature amplified sound outside the building, and no influencers or celebrities; and

Whereas, brand ambassadors / support staff will be present during the activation to assist in line management as well as sanitation, and several trash cans will be placed alongside the line; and

Whereas, representatives of the applicant have committed to be on site during the pop-up activation; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Netflix You Pop Up at 489 Broome St. (Sponsor: Invisible North)**, provided that the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Passed, with 34 Board members in favor, 1 recusal (E. Olson).

6. *4.22.25 – NBCU Milan-Cortina Olympic Food Truck HoCa (Sponsor: NBC Universal), Varick St. bet. Grand & Watts St. [SW & curb lane closure-W.]

Whereas, the applicant, NBC Universal, is seeking to hold a private food truck activation at 75 Varick Street, between Grand and Watts Streets; and

Whereas, the event, which will be structured as a private ticketed event for an ad agency that NBC Universal is partnering with, is expected to consist of a food truck parked in the curb lane, giving out free packaged Italian sandwiches from 12 PM– 2 PM on Tuesday, April 22nd; and

Whereas, the applicant intends to give away up to 250 samples to attendees; and

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

Whereas, the sandwiches will be pre-made with no actual cooking taking place in the truck; and

Whereas, signage will be present to indicate that the food truck is there for a private event, and representatives from the applicant will be present to assist if needed now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **NBCU Milan-Cortina Olympic Food Truck HoCa (Sponsor: NBC Universal)**, provided that the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 35 Board members in favor.

7. *4.26.25 – Perry St BYOP Pizza (Sponsor: Chandler Darden), Perry St. bet. Greenwich & Washington Sts. [full street closure-full]

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

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Perry St BYOP Pizza (Sponsor: Chandler Darden)**.

Vote: Unanimous, with 35 Board members in favor.

8. *4.26.25 – Sant Jordi Book Fair (Sponsor: West Village BID), Christopher St. bet. Greenwich Ave. & Waverly Pl. [full street closure-full]

Whereas, the West Village BID is planning to partner with the Catalan Institute of Culture to sponsor a celebration of the Sant Jordi Festival, a significant annual holiday in Catalonia that is celebrated on April 23rd; and

Whereas, the applicant plans to emulate several aspects of this annual festival through a street festival centered around books and flowers, to take place on Saturday, April 26th on Christopher Street between Greenwich Ave. and Waverly Place; and

Whereas, the festival is planned to take place from 12 PM to 5 PM, with set-up beginning at 10 AM and load out completed by 6 PM; and

Whereas, the applicant intends for the festival to include readings from local authors, tables / displays set-up by local bookstores, children's activities, flora activations, and more; and

Whereas, by closing this particular block of Christopher, Gay Street will also be closed, and a small stage will be set up on near the intersection of Gay and Christopher Streets; and

Whereas, the stage will include amplified sound, including readings from local authors as well as live Catalan music; and

Whereas, the applicant stated that they were still in the process of completing final site plans and securing all necessary permits, and said they would update the community board once these items were finalized; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Sant Jordi Book Fair (Sponsor: West Village BID)**, **provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 35 Board members in favor.

9. *5.1-5.8.25 – Meatpacking District Presents 100 Years of Photography (Sponsor: Meatpacking District Management Association), W. 12th/ W. 13th Sts./Gansevoort Pedestrian Plaza [full]

Whereas, the applicant, working with a number of partners including art organization Photoville and camera / lens company Leica, is seeking to whole a weeklong activation on the Gansevoort Pedestrian Plaza which will showcase photography-based art and celebrate 100 years since the founding of Leica; and

Whereas, the activation will consist of a number of cube-like sculptures placed on the plaza with photographs and captions that will be curated by Photoville; and

Whereas, a small tent will also be present on the plaza with information about the Meatpacking BID and the exhibit; and

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

Whereas, the activation will be live from 10 AM to 8 PM each day; and

Whereas, other than a 5-hour period from 12 PM – 5 PM on May 3rd, the activation will not feature amplified sound; and

Whereas, on Saturday, May 3rd, Leica will partner with the meatpacking BID to hold a “photography slam” event which will feature amplified sound from 12 PM – 5 PM and will give participating photographers a chance to take part in an interactive experience; and

Whereas, Leica recently held an unpermitted event in the proximity of its West 13th Street store on [April 5th] which did not come before CB2 or receive SAPO approval, however in the case of this particular application, the applicant and sponsor is the Meatpacking BID rather than Leica itself; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval of Meatpacking District Presents 100 Years of Photography (Sponsor: Meatpacking District Management Association), provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Therefore Be It Further Resolved that CB2 Manhattan calls upon the applicant to partner with and educate Leica to ensure that future events associated with Leica go through the proper SAPO approval process.

Vote: Passed, with 34 Board members in favor, 1 recusal (D. Raftery).

10. *5.2.25 – Brown Bag Sandwich Co x Grill Dads (Sponsor: Kured Inc.), Thompson St. bet. Bleecker & W. 3rd St. [SW & curb lane closure-E.]

Whereas, the applicant, local sandwich shop Brown Bag Sandwich Co., is seeking to hold a one-day “micro pop-up” sidewalk/curb lane activation in front of its shop at 218 Thompson Street, between West 3rd and Bleecker Streets; and

Whereas, the event is structured as a partnership with grilling product influencer “Grill Dads”, and will consist of grilled sandwich sales from 12:30 PM– 6 PM on Friday, May 2nd; and

Whereas, load-in is expected to begin at 9 AM with load-out completed by 7 PM; and

Whereas, the set-up will consist of a “Ninja” grill and a work table in the curb-lane, which will be used to grill/reheat sandwiches which are prepared inside; and

Whereas, because the sandwiches are being sold for \$15 and not given away for free, the applicant does not expect a substantial line-up, but any queue line will run along the sidewalk with a 5-foot pedestrian walkway maintained; and

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

Whereas, the applicant is seeking the requisite FDNY permit to allow for outdoor grilling in the curb lane; and

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

Therefore Be It Resolved that CB2 Manhattan recommends **approval of Brown Bag Sandwich Co x Grill Dads (Sponsor: Kured Inc.), provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 35 Board members in favor.

11. ***5.2.25 – Edikted Promo Truck 5th Ave. (Sponsor: Coast to Coast Permits), 5th Ave. bet. Washington Sq. No. & Washington Mews [SW & curb lane closure-W.]**
12. ***5.3.25– Edikted Broadway (Sponsor: Coast to Coast Permits), Broadway bet. Broome & Spring Sts. [curb lane only-E.]**

Whereas, the applicant did not appear on behalf of these applications and the committee was unable to hear the particulars of these events; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Edikted Promo Truck 5th Ave. (Sponsor: Coast to Coast Permits)** and **denial** of **Edikted Broadway (Sponsor: Coast to Coast Permits)**.

Vote: Unanimous, with 35 Board members in favor.

13. ***5.5-5.7.25 – Keebler Tree at 303 Sixth Avenue (Sponsor: Guru House LLC), 6th Ave. bet. Carmine & W. 3rd Sts. [partial SW closure-W.]**

Whereas, the applicant, representing snack brand Keebler, is seeking to hold a four-day sidewalk activation at 301-303 Sixth Avenue, between Carnine Street and West 3rd Street from Sunday May 4th – Wednesday May 7th, to promote the release of a new type of Keebler cookie; and

Whereas, the activation will consist of a Keebler “Tree” display slowly coming together in phases over the course of May 4th – May 6th, with a sampling activation and giveaway taking place on May 7th; and

Whereas, during the construction phase from May 4th – May 6th, different elements of the display will slowly be put together, with low level amplified sound playing from 9 AM to 5 PM, as well as other periodic “teasers” such as the scent of cookies wafting from the display; and

Whereas, following the construction phase, the sampling event will take place from 11 AM to 6 PM on May 7th, with sample packages of 2 cookies being handed out to attendees; and

Whereas, given the specifics of the site with an empty storefront and a very wide sidewalk, there is room to wrap any line that forms around the structure and then run the line north if needed, without interfering with pedestrian right-of-way; and

Whereas, the event will be promoted on social media and via media outreach but will not feature any major influencers or celebrities; and

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

Whereas, on-site security will be present throughout the activation; and

Whereas, representatives of the applicant have committed to be on site during the pop-up activation; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval of Keebler Tree at 303 Sixth Avenue (Sponsor: Guru House LLC), provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 35 Board members in favor.

14. *5.10-5.11.25 – Blank Street Coffee Pop Up (Sponsor: Sweeter), W. 12th/ W. 13th Sts./Gansevoort Pedestrian Plaza [full]

Whereas, the applicant, representing coffee company Blank Street, is seeking to hold a two-day pop-up “farmstand” to promote the Blank Street brand, on the Gansevoort Pedestrian Plaza on Saturday, May 9th and Sunday, May 10th; and

Whereas, the activation will consist of a branded “farm stand” sited on the Gansevoort Plaza, giving out coffee in branded coffee as well as flowers; and

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

Whereas, the activation will not feature amplified sound other than a small Bluetooth speaker playing ambient music; and

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

Whereas, the activation will be live from 10 AM to 6 PM each day; and

Whereas, while the initial activation called for load-in beginning at 5 AM, the applicant agreed to push the load-in start time back to 6 AM; and

Whereas, the activation will include 3 hired security staff on site during the day and overnight; and

Whereas, the applicant has a full sanitation plan including containers placed around the site in order to ensure the plaza and surrounding area is kept clean; and

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

Therefore Be It Resolved that CB2 Manhattan recommends **approval of Blank Street Coffee Pop Up (Sponsor: Sweeter), provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Passed, with 34 Board members in favor, 1 recusal (D. Raftery).

15. *5.10.25 – Lily’s Vegan Pantry 30th Anniversary Bash (Sponsor: Lily’s Vegan Pantry), Hester St. bet. Baxter & Centre Sts. [SW & curb lane closure-both sides]

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

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Lily’s Vegan Pantry 30th Anniversary Bash (Sponsor: Lily’s Vegan Pantry).**

Vote: Unanimous, with 35 Board members in favor.

16. *5.16-5.17.25 – 100th Anniversary Mobile Flavor Tour (Sponsor: Sean Conover), Astor Pl. Plaza No., E. 8th & Lafayette Sts. [full]

Whereas, the applicant, representing an Italian coffee syrup brand, is seeking to hold a two-day pop-up trailer activation celebrating the brand’s 100th anniversary, on the Astor Place Plaza on Friday, May 16th and Saturday, May 17th; and

Whereas, the activation will consist of a branded pop-up trailer sited on the Astor Place Plaza, which will offer an “immersive experience” to guests who can enter the trailer and take a quiz to determine their “flavor profile” and ultimately receive a free cold brew sample; and

Whereas, the activation will be live from 10 AM to 6 PM each day; and

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

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

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

Whereas, the current application calls for the trailer to be sited on the northern section of the Astor Place Plaza, adjacent to the 6 train entrance, in order to create less conflict with the existing coffee stand on the southern section of the plaza, as well as potentially to be in closer proximity to Wegman’s where the syrup brand is available for purchase; and

Whereas, the existing proposed site could potentially disrupt the often heavy pedestrian flow in and out of the subway entrance; and

Whereas, the applicant stated that they would coordinate with the Village Alliance BID, who manages the plaza, to ensure that the activation would not take place in a disruptive location, and was open to moving it to the Southern part of the plaza where it would be less disruptive; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval of 100th Anniversary Mobile Flavor Tour (Sponsor: Sean Conover), provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Therefore Be It Further Resolved that CB2 Manhattan recommends that the applicant coordinate with Village Alliance to move the activation to a less disruptive section of the Astor Place Plaza.

Vote: Passed, with 34 Board members in favor, 1 recusal (D. Raftery).

17. *5.16-5.21.25 – Orior Block Party (Sponsor: IDEKO), Mercer St. bet. Grand & Howard Sts. [full street closure-full]

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

Therefore Be It Resolved that CB2 Manhattan recommends **denial of Orior Block Party (Sponsor: IDEKO).**

Vote: Unanimous, with 35 Board members in favor.

18. *5.17.25 – Perry St. Block Party (Sponsor: Justin Rosenthal), Perry St. bet. Greenwich & Washington Sts. [[full street closure-full]

Whereas, the applicant, representing a resident of the block of Perry Street between Greenwich and Washington Streets, is seeking to hold a block party on Saturday, May 17th; and

Whereas, the attendee to CB2's April 2025 SAR meeting, stated that she and the applicant, along with several other individuals who were previously and/or are still members of the West Village Athletic gym on the same block of Perry Street, had come up with the idea for the Block Party; and

Whereas, the applicant had initially planned to have a "check-in" table with invitees, but was informed that block parties need to be completely open to the public and not tailored to any specific group of individuals; and

Whereas, the block party is not intended to include any food or beverages; and

Whereas, the block party is expected to run from 12 PM to 3 PM; and

Whereas, while some outreach had been conducted to friends and acquaintances of the applicant, full outreach to all buildings on the block as well as to the relevant block association(s) had not yet been conducted as required by SAPO/CECM regulations; and

Whereas, while CB2 generally supports community-organized block parties, the applicant needs to ensure that in planning the block party, they gain full buy-in / support from all neighbors on the block and relevant block association(s) and that the event is intended for the entire block; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Perry St. Block Party (Sponsor: Justin Rosenthal)**.

Vote: Unanimous, with 35 Board members in favor.

19. 6.1.25 – STONEWALL Village Fair and Expo (Sponsor: STONEWALL Rebellion Veterans Association), Broadway bet. E. 14th St. & Waverly Pl. [full street closure-full]

Whereas, the applicant has for many years held an annual multi-block street festival on Broadway between 14th Street and Waverly place; and

Whereas, such multi-block fairs are intended by SAPO to be used as fundraising events for non-profit organizations, with the SAPO website stating that “applicants must be a nonprofit organization associated with the community, whose nonprofit status is in good standing”; and,

Whereas, concerns have been raised by CB2 in the past regarding the nonprofit status of the applicant; and

Whereas, while the applicant appears on New York State’s Charity Registry, CB2’s SAR committee was unable to find online an IRS Form 990 for the applicant or to find the applicant on the IRS’s online Tax Exempt Organizations Search tool; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **STONEWALL Village Fair and Expo (Sponsor: STONEWALL Rebellion Veterans Association) unless** the applicant has been confirmed by SAPO to be a nonprofit organization in good standing as required by SAPO regulations.

Vote: Passed, with 32 Board members in favor, 2 against (V. De La Rosa, Dr. S. Smith), 1 abstention (C. Booth).

FYI / RENEWAL

20. 5.4.25 – 2025 Lucille Lortel Awards (Sponsor: Lucille Lortel Theatre Foundation), LaGuardia Pl. bet. Washington Sq. So. & W. 3rd St. [partial SW closure-W.]

21. 5.10.25 – Electronic Waste Recycling Event (Sponsor: Outstanding Renewal Enterprises Inc. dba Lower East Side Ecology Center), Greenwich Ave. bet. W. 11th & W. 12th Sts. [curb lane only-E.]

- 22. 5.17.25 – Spring Fling (Sponsor: PS 3), Grove St. bet. Bedford & Hudson Sts. [SW & street closure-No.]
- 23. 5.20.25 – 2025 Whitney Gala (Sponsor: Whitney Museum of American Art), Gansevoort St. bet. Washington & West Sts. [curb lane only-No.]
- 24. 5.28.25 – Great Oaks Field Day (Sponsor: Great Oaks Charter School – M202), Leroy St. bet. Bedford & Bleecker Sts. [full street closure-full]5.1.25 – Heermance Farm Party in NYC (Sponsor: God’s Love We Deliver, Inc.), Weehawken St. bet. Christopher & W. 10thSts. [SW & curb lane closure-both sides of street] LaGuardia Pl. & Mercer St. [full street closure]

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

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

Vote: Unanimous, with 35 Board members in favor.

TRAFFIC AND TRANSPORTATION

Resolution in support of expanding the two-way bike lane on Lafayette Street from Prince Street to Astor Place, widening the entire two-way bike lane to ten feet, painting the bike lane on Broadway and studying other ways to improve pedestrian and cyclist safety on Lafayette Street.

Whereas CB2 member Jeannine Kiely presented a proposal to expand the two-way bike lane on Lafayette Street and paint the bike lane on Broadway to improve cyclist and pedestrian safety and better connect cyclists to the existing bike lane network; and

Whereas the proposed improvements address existing conditions including the lack of a bike lane on Broadway south of Bleecker Street and limited space to add one on Broadway where current use includes commercial deliveries using curb lanes on both the east and west sides of Broadway, leaving two lanes of traffic – a dedicated bus lane and a second lane for all moving vehicles; and

Whereas this would allow southbound cyclists on Broadway to turn east onto bike lanes on West 4th Street or Bleecker Street and allow northbound cyclists to turn west onto bike lanes on Prince Street or Great Jones Street; and

Whereas in March 2024, the NYC Department of Transportation (DOT) [authorized e-cargo bikes up to 48 inches](#) or four feet wide; and

Whereas currently the DOT has many programs to improve pedestrian safety at intersections but none mid-block, despite the city’s legalization of jaywalking in 2024; and

Whereas current conditions include:

- A seven-foot-wide, two-way bike lane on Lafayette Street from Prince Street to Spring Street where the bike lane splits around Petrosino Square to a southbound lane on Lafayette Street and a northbound lane on Centre Street.
- A six-foot-wide northbound bike lane on Lafayette Street, north of Prince Street, with a painted barrier between the bike lane and parked cars – three feet wide from Prince Street to Bond Street, expanding to six feet wide from Bond Street to Great Jones Street and finally to seven feet wide north of Great Jones Street.
- Wide streets – Lafayette Street is 80 feet wide from Spring Street north to Great Jones Street and expands to 100 feet from Great Jones Street to Astor Place, the same 100-foot width on Sixth Avenue while Broadway is 80 feet wide from Spring Street to Astor Place.; and

Whereas proposed improvements include:

- Extend the two-way bike lane on Lafayette Street from Prince Street to Astor Place and widen it to 10 feet, similar to the [bike lane completed on Sixth Avenue](#) in 2024.
- Widen the existing two-way bike lane on Lafayette Street between Prince and Spring streets, from seven to 10 feet.
- Study ways to improve cyclist and pedestrian safety block by block on Lafayette Street from Spring Street to Astor Place, both at intersections and mid-block, given the high and increasing pedestrian traffic from destination retail and street-side truck, cart, e-cargo bike and e-bike deliveries.
- Paint the existing bike lane on Broadway, north of Bleecker Street to 14th Street.; and

Whereas community members supported this proposal with one citing concerns south of Spring Street and another asking for when the DOT will move forward with their study of Petrosino Square and CB2’s request to move the Citibike rack from Petrosino Square to the east side of Lafayette Street, north of Spring Street;

Therefore be it resolved that CB2 strongly supports the proposal to extend the two-way bike lane on Lafayette Street from Prince Street to Astor Place; and

Be it further resolved that CB2 requests a ten-foot wide, two-way bike lane from Spring Street to Astor Place to accommodate two-way bike traffic and wider e-cargo bikes; and

Be it further resolved that CB2 recommends that the DOT study ways to improve cyclist and pedestrian safety block by block on Lafayette Street from Spring Street to Astor Place, both at intersections and mid-block; and

Be it further resolved that CB2 urges the DOT to expeditiously paint the existing bike line on Broadway from Bleecker Street to West 14th Street; and,

Be it finally resolved that CB2 insists the DOT move forward with the funded study of Petrosino Square and CB2’s recommendation to move the Citibike rack off of park space in Petrosino Square onto the east side of Lafayette Street, north of Spring Street.

Vote: Unanimous, 35 Board members in favor.

STANDING COMMITTEE REPORTS WITHOUT RESOLUTIONS

PARKS & WATERFRONT

Summary of the presentation by Elizabeth Masella, Senior Public Art Coordinator for New York City Department of Parks and Recreation (DPR) and artist Neil Hamamoto:

Event Overview: Ms. Masella opened by reminding us of a recently concluded art installation in Washington Square Park that she had come before our committee to present – the disco ball called *To Reflect Everything 2023*. She stated that the installation was very successful.

She then introduced Neil Hamamoto, whose sculpture will be installed in Canal Park.

The new sculpture, titled "*Abstract Concrete*," is set to be installed on or around May 8 and will remain for a year.

About the Artist and Sculpture:

- Neil Hamamoto is a NYC born and raised, Manhattan-based visual artist and he is the founder of Worthless Studios, a nonprofit supporting emerging sculptors in NYC.
- Mr. Hamamoto has previously led a public art initiative during COVID, the *Plywood Protection Project*, which repurposed plywood from boarded-up storefronts into sculptures across all five NYC boroughs.
- The sculpture is part of his *wordplay* series, exploring the intersection of language and material. The *wordplay* sculptures are “meant to push the viewer into a state that questions the reality of their environment and the tool of language that we use to shape it.”
- This piece uses the word “*abstract*” formed in precast concrete, standing 9.5 feet tall and weighing 1,400 pounds.
- Mr. Hamamoto explained that his work was inspired by philosopher Ludwig Wittgenstein, the work examines how language and meaning depend on context.
- The abstract, freestanding sculpture will be engineered to meet safety standards, including stability and resistance to climbing. Concerns about people climbing the

sculpture were discussed and have been addressed—its design and engineering discourage it, and Canal Park is locked at night for added security.

Other points about Logistics and Promotion:

- There will be a sign with the sculpture including its title, materials, and a short description, plus possibly a QR code linking to further information on Mr. Hamamoto’s website.
- The Parks Department, for this program, offers support through permitting and signage but does not provide funding for the installations.
- An attendee requested that crossing to the park be investigated, specifically to look into the walk sign on the south side of the park, because it “is not coordinated with the traffic light coming up from Washington Street. So the cars that are coming up can make a right turn when they have a green light, but pedestrians have to stand there and wait to cross to the park and this is a concern because we should expect to have a larger than usual number of people coming to admire the art.
- The committee expressed interest in helping promote the installation through their and the Community Board’s channels.

Location and Rendering: please see images below

Other topic: Little Red Square Volunteer Opportunity Event Announcement:

- Terese Flores, Regional Park Manager for NYC DPR, is organizing a volunteer event at Little Red Square Park on Saturday, April 26th from 10 AM to 12 PM.
- The goal is to refresh the landscaping—the park was previously planted with borough resources, but much of the greenery has died back.
- A flyer with sign-up details was shared via email for distribution through our promotional channels.
- Ms. Flores encouraged community members to join and spread the word.

- She plans to contact Little Red School House (LREI) and work with the leadership of the school, who is typically supportive and involved.
- Suggestions were made to connect with nearby community groups, including the Bleecker Barrow Block Association and Bedford Barrow area residents.
- The board expressed appreciation for Terese’s dedication, noting she almost always attends our committee meetings—sometimes even from her car (parked, of course).

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