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COMMUNITY BOARD NO. 2, MANHATTAN

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June 24, 2025

Director
Licensing Issuance Division
NY State Liquor Authority 163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on June 18, 2025, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

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

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

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

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

Vote: Unanimous, 38 Board Members in favor.

We respectfully request that your agency take action consistent with the positions expressed in the above.

Sincerely,



Donna Raftery, Chair
SLA Licensing 1 and 2 Committees
Community Board #2, Manhattan

Valerie De La Rosa, Chair
Community Board #2, Manhattan

VDLR/em

cc: Hon. Daniel Goldman, Congressman
Hon. Brad Hoylman-Sigal, NY State Senator
Hon. Brian Kavanagh, NY State Senator
Hon. Deborah J. Glick, NY State Assembly
Hon. Grace Lee, State Assembly Member
Hon. Brad Lander, NYC Comptroller
Hon. Michael Levine, Man. Borough President
Hon. Erik Bottcher, NYC Council Speaker
Hon. Christopher Marte, NYC Council Member
Hon. Carlina Rivera, NYC Council Member
Thomas Donohue, Deputy Commissioner of Licensing, NY State Liquor Authority