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

COMMUNITY BOARD No. 2, MANHATTAN

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FULL BOARD MINUTES

DATE: July 24, 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: William Benesh, Keen Berger, Katy Bordonaro, Anita Brandt, Amy Brenna, Richard Caccappolo, Valerie De La Rosa, Chris Dignes, Arturo Fernandez, Mar Fitzgerald, Cormac Flynn, D. Gruber, JJ Herrera, Juliet Kaye, Zachary Kazzaz, Susan Kent, Ryder Kessler, Jeannine Kiely, Janet Liff, Benjamin Listman, Erika Olson, Brian Pape, Matthew Perreira, Donna Raftery, Lois Rakoff, Sean Ryan, Rocio Sanz, Shirley Secunda, Eddie Siegel, Dr. Shirley Smith, Monica Desai Weiss (31)

BOARD MEMBERS PRESENT VIA ZOOM AND COUNTING TOWARD QUORUM: Ritu Chatree, Ed Ma, Chenault Spence, Eugene Yoo (4)

BOARD MEMBERS PRESENT VIA ZOOM AND NOT COUNTING TOWARD QUORUM: Susanna Aaron, Carter Booth, Y. (Nina) Chen (3)

BOARD MEMBERS ABSENT WITH NOTIFICATION: Stella FitzGerald, Susan Gammie, DJ Jain, Patricia Laraia, Paul McDaid, Bo Riccobono, Brandt Roessler, Frederica Sigel, Emma Smith, Sean Sweeney, Susan Wittenberg, Antony Wong (12)

BOARD MEMBERS ABSENT: (0)

BOARD MEMBERS PRESENT/ARRIVED LATE: Mar Fitzgerald, David Gruber, Dr. Shirley Smith (3)

BOARD MEMBERS PRESENT/LEFT EARLY: David Gruber (1)

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 (Alex Fraser); NYS Assembly Member Deborah Glick (Tracy Jackson); Mayor Eric Adams (Robin Forst); Manhattan Borough President Mark Levine (Andrew Chang); New York City Comptroller Brad Lander (Evelin Collado); City Council Member Christopher Marte (Conor Allerton); City Council Member Carlina Rivera (Bianny Rodriguez); NYC Council Member Erik Bottcher (Nicole Barth)

MEETING SUMMARY

Meeting Date – July 24, 2025

Board Members Present – 38

In Person – 31

via Zoom Counting toward Quorum – 4

via Zoom not Counting toward Quorum – 3

Board Members Absent with Notification – 12

Board Members Absent – 0

Board Members Present/Arrived Late – 3

Board Members Present/Left Early – 1

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PUBLIC SESSION

Robin Farrell: An arts organization created in 1971, The Kitchen is announcing its use of a satellite presence at Westbeth. For more information about its exhibits and programming, please visit “TheKitchen.org.”

Pete Davies: Two SLA1 applications, #12 & 13, at 45 Howard Street – supports the Committee’s resolution recommending denial.

Darlene Lutz: Supporting the SAR Committee’s resolution re agenda item #8-Denim Tears x Hot 97 Party, to be held on 7/26/25. Encourage denial since it is not a good event. Appreciate the committee’s care and work on this important matter.

Public Speakers only on St. Luke’s Parish Hall topic.

Speaking in support of proposal:

Julia Albireno
Lynda Gurse
Teresa Goldsboro
Kevin Kenney
Anthony Lansillo
Valerie Coburn
Grady Tarpley
John Singlur
Hana Song
Michael Kenney
Bruce Horlick
Julie Nelson, BKSK
Mother Stacey, St. Luke’s

Speaking against the proposal:

Alex Mojolow
Nic Nyack
Ana Kemper
Maria Barton
Michael Alegretti
Sabrina Pressy
Ray Davis
Courtney Stern
Rene Morrison

Questions of clarification:

S. Secunda – How to see St. Luke’s proposal? Full package is on CB2 website for all.
A. Fernandez- Plants at Hall walls? There are small planters and non-accessible planted roof.
Z. Kazzaz- Providing outdoor space? Other interior site areas will be modified for school playground.

C. Spence- more commentary will be given during report session.

ADOPTION OF AGENDA

The agenda was adopted by acclamation.

ELECTED OFFICIALS' AND REPRESENTATIVES' REPORTS

A. Chang, Manhattan Borough President Mark Levine's Office:

- Canal Street deaths are lamented, and the Borough President along with other elected officials and CBs 1, 2, 3 wrote to DOT asking for immediate safety measures.
- The MBPO joined an amicus brief in support of the "City of Yes" Zoning text amendment against a legal challenge.
- Community Advisory Committees have been formed relating to applications for Casinos in NYC.

A. Fraser, NYS Assembly Member Grace Lee's Office, 65th District:

- Working on immigrant support through language interpretation service.
- Opposing cuts to SNAP benefits in recent legislation.
- Canal Street deaths show need for action on safety.

Conor Allerton, NYC Council Member Christopher Marte's Office, District 1:

- Canal Street deaths mean DOT must take immediate safety measures.
- CM Marte saved the Elizabeth Street Gardens and got approval for more affordable and supportive housing in the district.
- Budget update: a \$15Billion budget got passed.
- C-M Marte is concerned that a proposed Charter Revision Commission Amendment would circumvent the ULURP process.

Bianny Rodriguez, NYC Council Member Carlina Rivera, District 2:

- Working on Public School programs.
- Supporting efforts to hold the Department of Corrections accountable for inmate deaths.
- CM Rivera is term limited, so this is her last term.

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

- Sent letter supporting restoring Planned Parenthood funds.
- Nominated Pete's Tavern for inclusion on the State Registry of Historic Places.
- Will hold mobile office hours over the summer.

Caroline Wekselbaum, Community Affairs Liaison, NYS Senator Brad Hoylman-Sigal's Office, 47th District:

- Unlikely that a special session will be called to deal with a projected budget deficit this year; the more significant potential shortfall will be in next fiscal year's budget.

Lane Sohn, Community Affairs Liaison, NYS Assembly Member Deborah Glick's Office, 66th District:

- School Zone Speed Cameras were re-authorized for 5 years.
- Army Corps of Engineers' study on resiliency is now open for comment.
- Shakespeare in the Park Theater renovations now completed in time for Twelfth Night.

Peter Tse, District Attorney Alvin Bragg:

- Canal Street deaths are lamented, and driver has been charged by the District Attorney's Office with murder.
- Quality of Life meetings are being held for Washington Square Park safety through the Village Interagency Task Force.
- Working with victims whose SNAP benefits have been stolen due to fraud.

ADOPTION OF MINUTES

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

BUSINESS SESSION

Chair's Report: Valerie De La Rosa

- Thank you, NYU, for hosting us.
- Calendar
 - Tuesday, August 19, is the next Exec Committee meeting. The Full Board does not meet in August.
- Thanks to CM Marte for working to save Elizabeth Street Garden and getting approval for more affordable housing.
- CB2 signed onto the joint letter calling for more safety measures for Canal Street.
- Quorums are important for all committees, so quorum calls should be considered to ensure attendance.

District Manager's Report: Mark Diller

- Renew Thanks to NYU and the help of our liaisons.

- Many thanks to Committee Chairs getting the Full Board package materials in a day early to accommodate the observance of Juneteenth.
- New AV Support
 - Welcome to Jonathan Leroy at Colloid Studios.
- Calendar
 - SLA 1&2 will meet at Northwell GV Hospital Conference room.
 - Parks & Waterfront meeting in Studio Room of Sheen Center this month.
 - Future calendars, included in package, discussed.
- CB budgets have not been changed (except for dollar-for-dollar increases to match salary increases based on collective bargaining) in 18 years.
- Thanks to CM Marte for adding \$5000 for our expert expenses and resources.

STANDING COMMITTEE REPORTS WITH RESOLUTIONS

LANDMARKS 1

1.*42 Jane St.– (Greenwich Village Historic District) – Application is to install a small stoop gate at the front entrance.

Whereas:

A. The applicant made the usual representation for the need for a gate for security and cleanliness; and

B. The self-closing gate is patterned on the existing areaway fence and is similar to many gates approved by the Landmarks Commission in the district; now

Therefore be it resolved that CB2, Man. recommends **approval** of the self-closing gate of historic design.

Vote: Unanimous, 37 Board Members in favor.

2. *14 Leroy St. (Greenwich Village Historic District extension II) – Application is to modify the rear first floor windows.

Whereas:

A. The full wall basement floor multipaned windows are similar to those previously approved by the Commission for a row house rear basement; and

B. An empty lot immediately behind the property affords a clear view of the rear from one block away; and.

C. There is a solid 6' fence at the back of the property that obscures the lower part of the proposed windows leaving the top row of panes visible; now

Therefore be it resolved that CB2, Man. recommends **approval** of the full width multipaned rear windows at the basement level.

Vote: Unanimous, 37 Board Members in favor.

3. *104 Greenwich Ave. – (Greenwich Village Historic District) – Application is to restore the front facade, install an areaway, and construct a rooftop penthouse addition.

Whereas:

A. The proposed studio window configuration at the top floor is in wood and is not markedly different from the existing window; and

B. The areaway is to be reconstructed in a historic configuration with standard height windows similar to what would have been original to the building and enhance the historic character of the building; and

C. The 8'8" high penthouse is boldly visible from numerous vantage points in a public thoroughfare and its design unacceptably fills the space between the two existing chimneys into a brick wall that, together with the exposed west wall, present a large blank wall that compromises the historic integrity of the row house and the streetscape; and

D. The suggestion by the applicant to move the west wall of the penthouse away from the side wall of the building would not diminish the unacceptable visibility of the addition; and

E. Guidelines for rooftop additions in the Greenwich Village historic districts require that any rooftop addition be "minimally visible from any public thoroughfare" and this design far exceeds that norm and with the height of the building and its location beside a building that is one- and one-half stories lower and on a wide avenue, any rooftop addition would exceed the minimal visibility standard.

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the top floor studio window modification; and

B. **Approval** of the historic reconstruction of the areaway; and

C. **Denial** of the boldly visible rooftop addition or of any structure on the roof, apart from required stair bulkhead and mechanical equipment.

Vote: Unanimous, 37 Board Members in favor.

4. *24 W. 10th St. – (Greenwich Village Historic District) – Application for window boxes on the front facade, replacement of fifth floor front windows, and modifications to a previously approved rooftop addition.

Whereas:

- A. There is an existing approval for a number of modifications to the building and a rooftop addition, and the application seeks approval for additional items and modifications to the approved rooftop addition; and
- B. Window Boxes are to be installed on the third and fourth floor front facade and the drawing appears to be of a design that is harmonious to the building; and
- C. The fifth-floor windows are to be replaced with similar windows and will not appear different from the existing windows; and
- D. The rooftop addition is to be raised from 8' 2" to 11' 6", otherwise maintaining the approved design, with metal pergolas in front and rear and was represented by the applicant as not being visible from any public thoroughfare; and
- E. The verdant trees on 10th Street preclude a clear view of the roof and any the represented non-visibility of the rooftop addition and the pergola would necessarily require being verified by viewing the street from the roof; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the window boxes provided that that the design of the boxes as suitable to the building is verified by Commission staff; and
- B. **Approval** of the replacement of the fifth-floor windows with the same design; and
- C. **Approval** of the rooftop addition and pergolas provided that Landmarks staff verify with a site visit that the additions are not visible from a public thoroughfare.

Vote: Unanimous, 37 Board Members in favor.

5.*159 Bleecker St. – (South Village Historic District) – Application is to renovate the ground floor level existing commercial storefront and façade.

Whereas:

- A. The building is important to the history of the district having been the second site of Circle-in-the-Square, an important off-Broadway theatre company which occupied the theatre from 1960 until 1995; and
- B. The marquee is the one remaining historic artifact from the time of the theatre's occupancy by the company; and
- C. The marquee is to be retained and clad in a banding of horizontal neon tubes giving the appearance of a striated strip of lighting around its three sides; and

D. The applicant represented that the neon will be treated with a black spray, a standard practice to dull and dim the light emitting from neon and that this will give a soft, glowing band appearance; and

E. While new neon signs are not permitted in the district, this design uses the neon to a soft glowing effect rather than the usual use of this material for bright text and images; and

F. The large central entrance bay, the theatre entrance, is to be fitted with a steel and glass system of doors, windows, and transoms that are suitable to the building and the side bays, originally signboard recesses and presently bricked in, will be opened and fitted with similar windows; and

G. The applicant agreed that the the central windows and doors would be fitted with glass that minimally obscures the view of the interior commercial office space and that the side windows will be clear glass; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the cladding of the marquee with a band of lighting that recalls the use of the building as a historically important theatre provided that Commission staff ensures that the level of illumination is an unobtrusive glow; and

B. That the use of neon, extensively treated with dimming material, as a design element in the signband is not a precedent for use of neon in the district for new installations of the traditional sign design; and

C. Approval of the central infill in glass that minimally obscures the view of the interior and approval of the opening of the signboard recesses for similar windows in clear glass.

Vote: Unanimous, 37 Board Members in favor.

6. *210 W. 10th St. – (Greenwich Village Historic District) – Application is to construct new ground floor storefront opening and storefront.

Whereas:

A. The block of West 10th Street between West 4th Street and Bleecker Street is a primarily residential block with flat buildings and row houses and with few stores, primarily at the ends of the block and is a transition from the commercial Christopher Street to the south and the more completely residential blocks from Charles Street and north; and

B. The building has a storefront, dating from before designation, to the east of the central residential entrance and the intact, original condition where the intervention is proposed, to the west; and

C. The proposal is to demolish a very significant portion of the west side to introduce a storefront similar to the existing storefront; and

D. The demolition of an intact original front facade wall in pristine condition is absolutely contrary to any standard of historic preservation and the application clearly only seeks to carry out this demolition for the economic gain to be derived from a commercial establishment at the expense of preserving the building; and

E. The interior space of the proposed shop is currently a two-bedroom apartment; now

Therefore be it resolved that CB2. Man. recommends denial of the demolition of the intact, pristine ground floor facade of a residential building that contributes to the character and integrity of the block in the oldest historic district of Greenwich Village.

Vote: Passed, 34 Board Members in favor, 3 against (J. Liff, M. Perreira. R. Sanz).

7. *155 Bleecker St. – (South Village Historic District) – Application is to install an large artificial floral arrangement in pots in front of the restaurant and legalize existing signage and lighting.

Whereas:

A. Floral installations of this type, and this application in particular, obscure the building, violate the standard in historic districts of “calling undue attention to themselves” both to the detriment of the character of the district; and

B. Installations of the type proposed are only recommended, with reservations, when they are for the opening of an establishment or a special event and are to be in place for not more than one month.

C. The use of the large pots further erodes the character of the building and district; and

D. The applicant did not make a representation as to the durability of the materials or that the proposed installation is fireproof; and

E. The sign is suitable to the building; and

F. The applicant did not make representations concerning the level of a modest level of illumination for the sign lighting which is a requirement for approval; now

Therefore be it resolved that CB2, Man. recommends:

A. **Denial** of the potted floral installation which calls undue attention to itself as unsuitable to the historic character of the building and the district; and

B. **Approval** of the sign; and

C. **Approval** of the lighting provided it is painted blue to blend with the sign and that Commission staff verifies the technical specifications to ensure that the level of the lighting is minimal and does not disturb the ambiance of the street and intrude on residential units.

Vote: Passed, 36 Board Members in favor, 1 against (R. Sanz).

8.*33 9th Ave. – (Gansevoort Market Historic District) – Application is to legalize illuminated signage installed without LPC permits.

Whereas:

A. The lightbox sign was installed by a prior tenant without approval by the Landmarks Commission and the applicant seeks to retain the installation and to replace the existing image with its logo; and

B. The sign is suitable to the storefront and the district, and the proposed logo is minimal and acceptable; now

Therefore CB2, Man. recommends approval of the legalization of the existing lightbox and the proposed logo as suitable to the storefront and the district.

Vote: Unanimous, 37 Board Members in favor.

LANDMARKS 2

***497 Hudson Street (Greenwich Village Historic District) – Application is to construct a new one-story building on the property of the Church of St. Luke in the Fields.**

Whereas:

A. St. Luke in the Fields Church occupies a treasured campus in the first historic district in Greenwich Village; and

B. The site, occupying a lot three blocks from north to south and one full block east to west, has undergone a number of modifications since its founding of the church in 1821 and currently is occupied by the church (rebuilt in the original style after a fire in 1981), historic row houses, a public garden, a modern apartment building, and a school with adjacent playground, and considerable open space among the buildings; and

C. The Church seeks to build a Community Center for its outreach programs and other activities on a portion of the playground at the north-east corner of the campus; and

D. Since the school and adjacent playground were built in 1955, recreation space has been added to the roof and the church is committed to building additional outdoor space for the school in the interior of the block in places unsuitable for public activities which compensate for the loss of playground space; and

E. The building is one story occupying the remainder of the unbuilt block front on Hudson Street adjacent to historic row houses and extending to the west on Christopher Street; and

F. The existing condition on Hudson Street is a brick wall in a historic style with detailing and a garden gate leading to the open space and is harmonious with the adjacent houses; and

G. The reconstructed wall that serves as the base of the new Hudson Street wall in a less elegant version of the existing wall and it appears as a foreboding barrier with a large glass entrance lacking any historical context in the center, two blind arches, and no other openings; and

H. The “wall” is topped by a type framing infilled with solid glossy green terracotta panels, a few small windows and large windows over the entrance that further enhances the feeling of a foreboding wall rather than a historic style garden wall with a welcoming gate; and

I. The Christopher Street facade abruptly changes to the same terracotta material throughout as that used above the wall with a stone base and is pierced by a service door awkwardly placed near the corner, random modern windows, an egress door toward the west and a minimally visible termination in brick at the western end; and

J. The back wall, enclosing a small outdoor area, and south walls are in solid brick and the back wall in a solid black finish and with windows is partly visible from Christopher Street over a chain link fence and an interior side wall similarly treated; and

K. There is a large roof-lantern type structure to provide natural light to the meeting space; and

L. The design of the building, especially with the foreboding brick wall on Hudson Street and the terracotta wall with few and randomly placed modern windows and doors, presents a disjointed appearance, lacks historic reference and is disharmonious with the adjoining row houses, the campus and the neighborhood; and

M. The treatment of the north facade as a clearly secondary service area is at odds with Christopher Street as a lively, main thoroughfare with a great deal of pedestrian traffic and the school and apartment building in the campus respect the cross with important facades facing them; and

N. The overall enclosed style of the buildings is at odds with its important purpose of being welcoming and this design was described by the applicant as necessary to achieve privacy for the activities within while no consideration was given to orderly windows above eye level, window coverings, and other solutions to achieve this need; and

O. Many members of the public spoke in opposition to the application both with respect to the building design and more generally about matters that cannot be considered in evaluating an application for a certificate of appropriateness; now

Therefore be it resolved that CB2, Man. recommends:

A. **Denial** of the application as a building that is coldly foreboding on the east and presents a “backdoor” design to an important thoroughfare at the north; and

B. That the applicant return for a CB2 public hearing before the Landmarks Committee with a revised design that, taking into account the suggestions above, is harmonious with the campus and the neighborhood and achieves some measure of conversation with the street.

Vote: Passed, 24 Board members in favor, 13 against (N. Chen, W. Benesh, C. Dignes, A. Fernandez, J. Kaye, Z. Kazzaz, R. Kessler, J. Liff, B. Listman, M. Perreira, S. Ryan, R. Sanz, E. Siegel).street activities

SLA 1 LICENSING

1. **Host on Howard LLC dba Host on Howard 21 Howard St. 10013** (OP–Catering Establishment) (Class Change) (Lic. ID # 0246-24-137261)
 - i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for class change to their existing Catering Establishment Wine License (Lic ID #0246-24-137261) for a new Catering Establishment Liquor License to operate a wholesale fixture showroom and catering event space on the ground floor of a six (6)-story commercial building (c. 1857) on Howard Street between Lafayette and Crosby Streets (Block #209/Lot #28) the building falling within NYC LPC’s designated SoHo-Cast Iron Historic District Extension and the Special SoHo-NoHo Mixed Use District; and
 - ii. **Whereas**, the hours of operation will remain from 12 PM to 12 AM Saturdays through Sundays (7 days a week); there will be no sidewalk café or roadbed dining; music will be quiet background only inclusive of private events consisting of music from iPod/CDs/streaming; there will be no dancing, DJs, live music, promoted events, scheduled performances or cover fees, velvet ropes or movable barriers or security; and
 - iii. **Whereas**, the Applicant originally appeared before CB2, Man. in [June/2023](#) for a Catering Establishment Wine license to operate an appointment/invitation-only commercial showroom for the Applicant’s lighting and furniture business, as well as a catering event space to host events for the showroom as well as for other persons; there is a prep kitchen capable of providing food and service for not less than 50 persons but not a full kitchen; there is a bar as part of the showroom but there is no service of alcohol from the bar in the course of daily showroom operations, the bar may be used during events; the Applicant having not more than four (4) events per month consisting of not more than 50 persons; and
 - iv. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of the Catering Establishment On-Premises Liquor License, with those stipulations are as follows:
 1. Premises will be advertised and operated as an appointment/invitation-only Wholesale Fixture Showroom and Catering Event Space.
 2. The hours of operation will be 12 PM to 12 AM Saturdays through Sundays (7 days a week). No patrons will remain after stated closing time.
 3. Will have not more than four (4) events per month consisting of not more than 50 persons.
 4. Will ensure there is suitable and adequate facilities and accommodations to provide food and service for not less than 50 persons at any one function including a full electric prep kitchen and prep area in the basement.

5. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
 6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 7. Will not have televisions.
 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 9. Will ensure premises cellar doorway to larger cellar area of building is an alarmed door to prevent employee access aside from in case of emergency.
 10. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 11. Bar area will be used for showroom purposes only without alcohol storage outside of any private catered events which include food and alcohol.
 12. Will not install any 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 provide a Letter of No Objection or Certificate of Occupancy permitting a catering establishment and commercial wholesale showroom for store front premises proposed to be licensed (21 Howard).
 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, or doormen/security personnel.
 17. Will not change principals provided to CB2 prior to submission of original application to the NYSLA.
 18. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
 19. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
- v. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the on-premises liquor license at this location, there being **31 active licensed premises** within 750 ft. and 1 pending license according to LAMP, CB2 being unaware of any complaints regarding the establishment since it opened, the agreed upon hours and stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for an on-premises catering establishment liquor license for **Host on Howard LLC dba Host on Howard 21 Howard 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, 37 Board Members in favor.

2. Home Cooking New York LLC 158 Grand St, no. 206 and 207, 10013 (Catering Establishment–Wine) *(previously unlicensed)*

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a Catering Establishment Wine License to operate a recreational cooking school and catering event space focused on cooking classes on the second floor of a two (2)-story mixed-use building (c. 1924) on Grand Street between Centre and Lafayette Streets (Block #472 / Lot #25) 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 2nd floor premises is roughly 1,600 sq. ft.; there will be three (3) tables with 40 seats, one (1) work table with 16 counter stools and no bars for a total seated occupancy of 56 seats; there are two (2) entryways which serve as patron ingress and egress and one (1) patron bathroom; there will be no sidewalk café or roadbed seating; and
- iii. **Whereas**, the Applicant’s hours of operation are from 10 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 dancing, DJs, promoted events, no live music or scheduled performances, and no cover fees; and
- iv. **Whereas**, the Applicant has been operating the cooking school at the premises since 2014 albeit without the service of alcohol, the instant application being to include the opportunity for wine to be included for some of the events; 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 Catering Establishment Wine License, with those stipulations as follows:
 1. Will operate a recreational cooking school and catering event space focused on cooking classes with the ability to prepare and serve food for 50 persons.
 2. The hours of operation will be from 10 AM to 10 PM Sundays through Saturdays (7 days a week). Cooking classes will end no later than 10 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, inclusive of any private parties or events. No music will be audible in any adjacent residences or offices 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, Man. prior to submitting changes to any stipulation agreed to herein.
- 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 Catering Establishment Wine License for **Home Cooking New York LLC 158 Grand St, no. 207, 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, 37 Board Members in favor.

3. **GF 240 Mulberry LLC 240 Mulberry St, Store North 10012 (TW–Bar/Tavern) (*previously unlicensed*)**
 - 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 an all day café with coffee, food and pastries in the ground floor of a six (6)-story mixed-use, tenement style building (ca. 1901) on Mulberry Street between Prince and Spring Streets (Block #494/Lot #9) located in the Special Little Italy District; and

- ii. **Whereas**, the ground floor premises is approximately 750 sq. ft. and will have approximately eight (8) tables with 20 seats and one bar with four (4) seats for a total seated occupancy of 34 persons; the premises has one (1) door which will serve as patron ingress and egress, one (1) emergency exit and one (1) bathroom; and
- iii. **Whereas**, the premises to be licensed is a previously unlicensed location and was most recently operated as a clothing store; the Applicant had been sub-leasing the space to the clothing store and also leases, and is the principal of, the licensed premises in the cellar (The Bar on Mulberry, Lic ID #0370-24-134045); and
- iv. **Whereas**, the Applicant's hours of operation will be Sundays through Saturdays (7 days a week) from 8 AM to 12 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**, the application also included 20 seats in the rear yard, the Applicant unable to provide a Certificate of Occupancy or Letter of No Objection showing the use of the rear yard for an eating and drinking establishment, the Applicant agreeing to remove the rear yard from the instant application until such time as they can provide permits for the rear yard as an eating and drinking establishment and agreeing that any future seating in the rear yard, should it be permitted, would close not later than 10 PM and service would be to seated patrons only; and
- vi. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **75 active licensed premises** within 750 feet of the proposed premises to be licensed according to LAMP and an additional 10 pending licenses within this same area, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule, the hours being reasonable and the Applicant agreeing to no use of the rear yard until obtaining a Letter of No Objection or Certificate of Occupancy permitting eating and drinking in the rear yard;
- vii. **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 an all-day café serving coffee, food and pastries 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 8 AM to 12 AM. All patrons will be cleared, and no patrons will remain after stated closing time.
 - 3. Will not operate a backyard garden until such time as there is an updated Certificate of Occupancy or Letter of No Objection specifically stating the backyard may be used as an eating and drinking establishment and that documentation is provided to Community Board 2, Manhattan.

4. Any future backyard seating, should it be permitted, will be to seated patrons only and will end no later than 10 PM nightly. There will be no music, speakers or amplified sound/devices in the backyard at any time.
5. Will not operate any sidewalk café and/or roadway café under the Dining Out NYC program.
6. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
7. Will not have televisions.
8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
9. Will have not more than 12 private parties per year.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
15. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
16. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the Tavern Wine License for **GF 240 Mulberry LLC 240 Mulberry St, Store North 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, 37 Board Members in favor.

4. **Hex Squared LLC dba Hex & Co 801 Broadway, store no. 4 10003** (TW–Board Game Café)
 - 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 an all-day café featuring board games on the ground floor of a seven (7)-story mixed-use building (ca. 1930) on Broadway between East 12th and East 11th Streets (Block #563/Lot#37); and
 - ii. **Whereas**, the ground floor storefront location is approximately 3,200 sq. ft. with 2,750 sq. ft. on the ground floor connected via both an interior staircase and a sidewalk vault to a 450 sq. ft. basement, the basement being used for storage purposes only with no patron use, there are

approximately 30 tables and 106 seats and one (1) bar with no seats for a total seated occupancy of 106 persons; there is a Place of Assembly permit dated 1/24/2017 for an eating and drinking establishment with 124 persons for the 1st floor and cellar; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; and

- iii. **Whereas**, the Applicant's hours of operation will be Sundays through Saturdays (7 days a week) from 9 AM to 11 PM, music will be background only from iPods/CDs/streaming services; there will be no TVs, no dancing, no DJ's, no promoted events, no live music or scheduled performances and no cover fees, no velvet ropes or metal barricades and no security personnel/doorman; there is no outdoor seating; and
- iv. **Whereas**, the premises to be licensed had been licensed for beer and wine under PQ Union Square Inc dba Le Pain Quotidien (Lic ID # **0240-19-112987**) **which had been operating at the location since approximately 2008**, the Applicant opening the café with board games in December/2023 and having sent a 30-day notice to CB2 on 9/11/2024 for a tavern wine license, was placed on CB2's SLA Committee October/2024 agenda and failed to appear, they filed their liquor license application with the NYSLA on 11/1/2024, were issued a temporary license which expired after 6 months and they were issued another temporary license which they are currently operating under; neither the Applicant or their Attorney offered any explanation in October/2024 or at this month's SLA Committee meeting for their previous failure to appear; and
- v. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **43 active licensed premises** within 750 feet of the proposed premises to be licensed according to LAMP and an additional 2 pending licenses within this same area, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule, the hours being reasonable with the location having been previously licensed for the service of beer and wine; 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 an all-day café featuring board games 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 9 AM to 11 PM. All patrons will be cleared, and no patrons will remain after stated closing time.
 - 3. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 - 4. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 - 5. Will not have televisions.
 - 6. Will close all doors and windows at all times, allowing only for patron ingress and egress.

7. Will not install or have French doors, operable windows or open facades.
8. Will not make changes to the existing façade except to change signage or awning.
9. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
10. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
11. 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, Manhattan prior to submitting changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the Tavern Wine License for **Hex Squared LLC dba Hex & Co 801 Broadway, store no. 4 10003, 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, 37 Board Members in favor.

5. iCook Bowery Inc. dba Sanmiwago, 90-92 Bowery aka 151-155 Hester St. 10013 (OP– Restaurant) (Class Change) (Lic ID # 0240-24-133639)

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 for an On-Premises Restaurant Liquor License to continue to operate a restaurant focusing on dumplings, noodles and Chinese and Taiwanese food on the ground floor of a seven (7)-story mixed-use building (circa 1915) on the northwest corner of Bowery and Hester Street (Block #239/Lot #38), the entry being on Hester Street, the building falling within the Special Little Italy District; and
- ii. **Whereas**, the ground floor storefront is approximately 1,000 sq. ft., there are nine (9) tables and 18 seats and no bars for a total seated patron occupancy of 18 persons; there is one (1) patron entry which serves as patron ingress and egress, one staff entry which serves as staff ingress and egress and one (1) patron bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there will be no outdoor seating; and
- iii. **Whereas**, the hours of operation will continue to be from 10:00 AM to 2 AM Sundays through Saturdays (7 days a week) with the service of alcohol ending at 12 AM nightly; there is no music; there will be no dancing, DJs, live music, promoted events, no scheduled

performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen; and

- iv. **Whereas**, the Applicant originally came before CB2, Man. in [December/2023](#) for their restaurant wine license which was issued in Fall/2024, the storefront premises having been previously unlicensed, the Applicant having opened and been operating at the location since 2021 without a liquor license, prior to that the premises was operated as Golden King Bakery since at least 2009; and
- v. **Whereas**, the Applicant has had their current restaurant wine license for less than a year, the method of operation for the premises is that of a quick-service dumpling and noodle shop with tea, bubble teas, sodas and a limited beer and wine selection with only 18 seats, the Applicant providing only four (4) signatures of support and those were from the building in which they are located which has 34 residential units, the signatures of support are from units on the other side of this large, mostly residential building, the expectation being with so many residents in the building the Applicant should be able to show significantly more support for the application, the establishment being known as a place to quickly get good quality, reasonably priced noodle and dumpling dishes and not having the method of operation where diners would linger over a meal or cocktail; the immediate area having numerous restaurants and bars with full liquor licenses, there being 27 active full liquor licenses within 750 feet of the premises; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the of the application for a new On-Premises Restaurant Liquor License for **iCook Bowery Inc. dba Sanmiwago, 90-92 Bowery aka 151-155 Hester St. 10013**; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2, Man. respectfully requests that this item be calendared to appear before the Full Board of the NYSLA before any license, temporary or otherwise is issued to this Applicant.

Vote: Passed, 37 Board Members in favor, 1 against (R. Sanz).

- 6. **Max NY Union Square LLC dba Max Brenner New York 841 Broadway 10003 (OP– Restaurant) (Transfer)**
 - i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a full-service restaurant with a focus on specialty chocolate in the ground floor of a 21-story landmarked commercial building (ca. 1900) on the northwest corner of East 3rd Street and Broadway (Block #565/Lot #15), the building falling within the Special Union Square District; and
 - ii. **Whereas**, the ground floor premises is approximately 6,611 sq. ft., with 3,861 sq. ft. on the ground floor connected by an interior stairway to a 1680 sq. ft. mezzanine and 2,070 sq. ft.

basement, the basement being used for storage purposes only and not for patrons; there will be 56 tables and 118 seats, one (1) bar with 13 seats and four (4) seats in the in the entry area for a total seated occupancy of 135 persons, there are two (2) entrances and two (2) exits and three (3) bathrooms, all windows are fixed and there are no existing French doors or facades that open to the outside; there is no outdoor seating; and

- iii. **Whereas**, the premises to be licensed has been licensed with an On-Premises Liquor License since approximately 2006 to the present under Max Brenner Union Square LLC dba Max Brenner (Lic. ID # 0340-22-104155, exp 10/31/2026); **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 10 AM to 12 AM Sundays through Thursdays and 10 AM to 12AM Fridays and Saturdays with the restaurant serving breakfast, lunch and dinner; music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ's or live music, no dancing, no promoted events, scheduled performances or cover fees and no security personnel or doormen; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the On-Premises Restaurant Liquor License, with those stipulations as follows:
 - 1. Will operate a full-service restaurant for chocolate lovers with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be from 10 AM to 12 AM Sundays through Thursdays and 10 AM to 1 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 other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 - 5. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 - 6. Will not have televisions.
 - 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 - 8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 - 9. Will not install or have French doors, operable windows or open facades.
 - 10. Will not make changes to the existing façade except to change signage or awning. All signage will be compliant with rules for signage in an Historic District.
 - 11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 - 12. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.

13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 14. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
 15. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 16. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
- 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 **43 active licensed premises** within 750 ft. and 4 pending licenses according to LAMP, the agreed upon stipulations being reasonable, the premises having been previously licensed with the same method of operation, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for an On-Premises Restaurant Liquor License for **Max NY Union Square LLC dba Max Brenner New York 841 Broadway 10003**, **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, 37 Board Members in favor.

7. **August Gatherings NYC Corp 102 Bowery 10013** (OP–Restaurant) (*Removal and Relocation*)
- i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate an upscale Chinese restaurant located on the ground floor of a four (4)-story mixed-use building (ca. 1920) on Bowery between Grand and Hester Streets (Block #239/Lot #31), the building falling within the Special Little Italy District; and
 - ii. **Whereas**, the ground floor premises being roughly 6,000 sq. ft. (2,000 sq. ft. on the ground floor and 2,000 sq. ft. on the cellar and sub-cellar, the cellar and sub-cellar being used for kitchen and storage purposes only with no patron use) there will be 15 tables with 74 seats for a total seated occupancy of 74 persons, there is no bar; there is one patron (1) entrance that serves as patron ingress and egress, one emergency exit and one (1) bathroom, there is no outdoor seating as part of this application including any seating on the exterior loading dock; and

- iii. **Whereas**, the hours of operation will be Sundays through Saturdays (7 days a week) from 11 AM to 10 PM; music will be recorded quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, and no movable barriers; no security personnel or doormen; there is no outdoor seating; and
- iv. **Whereas** the location was previously licensed under the name of New Tu Do Restaurant Corp dba New Tu Do Restaurant (Lic ID #0240-18-100735) from approximately 2018 to 2021; the Applicant of the instant application has been operating for the past 10 years at 266 Canal Street without any known incidents or problems and is relocating the business to 102 Bowery; and
- v. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of the On-Premises Restaurant Liquor License and those stipulations are as follows:
 - 1. Premises will be advertised and operated as a full-service upscale Chinese 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 10 PM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed café seating.
 - 5. Will play recorded background music at conversational levels only so as not to cause a disturbance in any adjacent residences at any time.
 - 6. Will not have televisions.
 - 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 - 8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 - 9. Will not install or have French doors, operable windows or open facades.
 - 10. Will not make changes to the existing façade except to change signage or awning.
 - 11. Will comply with NYC Department of Buildings Regulations and 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.
 17. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **57 active licensed premises** within 750 ft. and 6 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 **August Gatherings NYC Corp 102 Bowery 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, 37 Board Members in favor.

8. **Mesob Inc dba Meskerem Ethiopian Cuisine 124 MacDougal St 10012** (OP–Restaurant) (Class Change)
- i. **Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Committee #2 to present an application for a class change to their existing Restaurant Wine license (Lic ID # 0240-23-141231) for a new On-Premises Restaurant Liquor License to continue to operate an Ethiopian restaurant in the cellar floor of a five (5)-story mixed-use building on MacDougal Street between West 3rd Street and Minetta Lane (Block #540/Lot #11) the building falling within NYC LPC's designated South Village Historic District; and
 - ii. **Whereas**, the below grade storefront premises is 475 sq. ft.; there are eight (8) tables with 16 seats and one (1) bar with three (3) seats for a total seated occupancy of 19 persons; the hours of operation are from 12 PM to 12 AM Saturdays through Sundays, there is no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; there is no outdoor seating either on the sidewalk or in the roadway; and
 - iii. **Whereas**, the Applicant has been operating at this location for over 20 years, the primary reason for the class change at this time is to expand their offerings and attract new customers; and

- iv. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of the On-Premises Liquor License, with those stipulations are as follows:
1. Premise will be advertised and operated as a full-service Ethiopian restaurant.
 2. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 3. The hours of operation are 12 PM to 12 AM Sundays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time. *(The restaurant is currently closed Sundays and Mondays)*
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 6. Will have not more than 12 private parties per year.
 7. Will not have televisions.
 8. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 9. Will not install or have French doors, operable windows or open facades.
 10. Will not make changes to the existing façade except to change signage or awning.
 11. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
 12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 14. Will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged or any scheduled performances, no velvet ropes or metal barricades and no security personnel or doormen.
 15. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 16. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
- 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 **128 active licensed premises** within 750 ft. and 8 pending licenses according to LAMP, CB2 being unaware of any complaints regarding the establishment over the past 20 years there being few Ethiopian restaurants in area, the agreed upon hours and stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Restaurant Liquor License for **Mesob Inc dba Meskerem**

Ethiopian Cuisine 124 MacDougal 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, 37 Board Members in favor.

9. Broome Hotel Owner LLC and Broome Hotel FB LLC dba The Broome Hotel 431 Broome St 10013 (new OP–Hotel)

- 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 a hotel liquor license to operate a full service Mediterranean restaurant located on the ground floor within a boutique hotel and to provide room service to hotel guests, the hotel being a five (5)-story, 14 room boutique hotel (c. 1825, renovated 2012) on Broome Street between Crosby Street and Broadway (Block #473/Lot #31), the building falling within NYC LPC’s designated SoHo-Cast Iron Historic District and the Special SoHo-NoHo Mixed Use District; and
- ii. **Whereas**, the hotel premises is approximately 14, 000 sq. ft. (2,300 sq. ft/floor) with the ground floor consisting of approximately 1,192 sq. ft. in the front lobby and bar area, 675 sq. ft. in the exterior courtyard and 433 sq. ft. in the interior rear dining area; there will be approximately eight (8) seats in the hotel lobby, one (1) bar with six (6) seats in the restaurant entry, followed by 14 tables and 30 seats in the middle restaurant courtyard area and then seven (7) tables and 14 seats in the rear interior restaurant premises for a total seated occupancy of 21 tables and 44 seats and one bar with six (6) seats in the restaurant and eight (8) additional seats in the lobby for a total of 58 persons and a current legal occupancy of 54 persons; there are two (2) entryways serving as both patron ingress and egress and two (2) bathrooms located in the cellar; and
- iii. **Whereas**, the hours of operation for the restaurant are from 7 AM to 12 AM Sundays through Saturdays with the interior courtyard closing not later than 10:30 PM every night; there is a retractable roof in the courtyard which will be in the 100% closed position not later than 8:30 PM nightly and not later than 7 PM any time there is a private party in the courtyard; music will be recorded background music only, inclusive of any private parties, with speakers located both throughout the courtyard and the interior premises; there will be no dancing, DJs, live music, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and
- iv. **Whereas**, the Applicant originally appeared before CB2, Man. in [November/2023](#) for a tavern wine license to license the courtyard and interior rear art studio/art storage area for the service of alcohol to its boutique hotel guests but also for the general public with tables and chairs throughout the interior and with the service of alcohol to the outdoor courtyard space, which also included service until Midnight Sundays through Thursdays and 1 AM Fridays and

Saturdays serving snacks but without any kitchen; additionally the Applicant intended to hold private parties in the courtyard and the interior art studio space; CB2 recommending denial of the application and requesting that the application be called up before the full board of the NYSLA, the Authority granting the license without having a full board hearing on the application, CB2 Man.'s FOIL request on this application not indicating that CB2's resolution was considered as part of the record, §110-b of the ABC law stating "*A municipality may express an opinion for or against the granting of such application. Any such opinion shall be deemed part of the record upon which the liquor authority makes its determination to grant or deny the application,*" in this instance, CB2's opinion was submitted to the Authority but not made part of the record, and the determination did not take CB2's concerns into account; and

- v. **Whereas**, CB2's concerns included that the open air courtyard area was surrounded by residential apartments immediately above and overlooking the interior courtyard, many with bedroom windows facing the courtyard and the negative impacts of noise from an eating and drinking establishment operating until late evening hours would have on those residents; and
- vi. **Whereas**, the Applicant appeared before CB2, Man. again in June/2025 for an alteration to their tavern wine license to move the customer bar from the rear of the premises towards the front area at which time CB2 unanimously recommended denial of the application because none of the concerns or issues raised in November/2023 had been addressed or resolved; the instant application being for a full-service restaurant and including specific plans for the ability to cover the interior courtyard, the Applicant working with the community and CB2, Man. agreeing to close the interior courtyard by 10:30 PM every night and closing the cover at 8:30 PM nightly in an effort to mitigate any noise issues from the courtyard to surrounding residents, and agreeing to limit the number of persons in the courtyard to 22 persons as stated on the Certificate of Occupancy; and
- vii. **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 Hotel Liquor License, with those stipulations as follows:
 - 1. Premise will be advertised and operated as a full-service French Mediterranean restaurant within a hotel with the kitchen open and full menu items available until closing every night. Room service is available to hotel guests 24/7.
 - 2. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 3. Interior courtyard will be covered with a retractable roof capable of closing 100% to fully cover the courtyard. There will be not more than 22 persons in the courtyard, inclusive of staff, at any time. All patrons will be seated.
 - 4. Interior courtyard will close not later than 10:30 PM nightly. All patrons will be cleared at this time.
 - 5. Will close the courtyard retractable roof to the 100% closed position not later than 8:30 PM nightly and at 7 PM any time there is a private party in the courtyard.

6. Will not have any outdoor seating on the sidewalk or in the roadway as part of the Dining Out NYC program.
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 have patron access to the cellar for bathroom use only. There will be no service or consumption of alcohol in the cellar. Will not have patron occupancy/service to any portion of the sub-cellar of licensed premises.
11. Will not install or have French doors, operable windows or open facades.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
16. Will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged or any scheduled performances, no velvet ropes or metal barricades and no security personnel.
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.

viii. 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 **36 active licensed premises** within 750 ft. and 2 pending licenses according to LAMP, the Applicant having worked with the community regarding hours and mitigating sound from the courtyard area to surrounding residents by installing a retractable roof able to fully cover the courtyard, the agreed upon hours and stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Hotel Liquor License for **Broome Hotel Owner LLC and Broome Hotel FB LLC dba The Broome Hotel 431 Broome St 10013** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 37 Board Members in favor.

10. KHG 180 Spring LLC 180 Spring St 10012 (OP–Restaurant) (Transfer)

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a full-service Spanish and Italian restaurant in the ground floor of a four (4)-story mixed-use building (c. 1848) on the southeast corner of Spring and Thompson Streets (Block #388/Lot #15); the building falling within NYC LPC’s designated Sullivan-Thompson Historic District; and
- ii. **Whereas**, the ground floor premises is approximately 2,200 sq. ft., with 1,100 sq. ft. on the ground floor connected by an interior stairway to an 1,100 sq. ft. basement, the basement being used for storage purposes only and not for patrons; there will be 25 tables and 56 seats and one (1) bar with ten (10) seats for a total seated occupancy of 66 persons, there is one entryway serving for patron ingress and egress and two (2) bathrooms, there are existing operable French doors on Spring Street which will close at 10 PM nightly; and
- iii. **Whereas**, the premises to be licensed has been a restaurant for over 80 years, the most recent licensee (RDK Restaurant Corp. dba Bistro Les Amis, Lic. ID #0340-23-131578, exp. 3/31/2025) having acquired the restaurant via a transfer in 1998 from C.V.J.F. Restaurant Corp dba Sanzin Restaurant & Bar; **the instant application being an asset purchase, the current Applicant (Kent Hospitality Group) having other licensed premises in New York City, mostly in the Financial District, with some holding Michelin stars;** and
- iv. **Whereas**, the Applicant’s proposed hours of operation were 11 AM to 4 AM Sundays through Saturdays (7 days a week) with the restaurant serving breakfast, lunch and dinner but after meeting with the local block association (South Village Neighbors) they reduced their hours to 2 AM; music will be background only from iPods/CDs/streaming services and a DJ spinning vinyl through the existing sound system at background levels; there will be no TVs, no live music, no promoted events or scheduled performances, no cover fees and no security or doormen; the Applicant intends to participate in the Dining Out NYC program with sidewalk and roadway seating and, while not part of this application, agreed that any future outdoor seating would close at 10 PM; and
- v. **Whereas**, members of the South Village Neighbors and other residents came to speak about the application, saying they were concerned about the late night hours, with 2 AM being late for this largely residential area, they were also concerned about any future roadbed seating on Thompson Street as it would require an FDNY waiver, this being a transfer application from RDK Restaurant Corp., the Applicant’s believing that there were no restrictions on the liquor license as it was originally licensed in 1998 and had been operating as a family-run, neighborhood restaurant by the same owners since that time; the Attorney stating that this application was “not one of those instances where someone was transferring a 4 AM license when in reality they operated until 10 o’clock each night. That is not the case here. They originally opened with 3:00, 3:30 hours and for years and years they operated until 2. They started closing a bit earlier during Covid, and now, in recent years since Covid, they’ve reopened with late night hours”; however, the owners of RDK Restaurant Corp. had appeared

before CB2, Man. in [August/2024](#) for an alteration to their liquor license to add sidewalk and roadway seating, at the time the principals stating that their hours of operation were Sunday to Thursday closing at 10:30 PM and Friday and Saturday closing at 11 PM, background music, no DJs and were provided with a stipulation agreement that they agreed to and included closing hours of 12 AM daily which they signed and notarized, those hours being in line with other restaurants in the immediate areas and later than their stated operating hours; the Applicants sent notification to CB2, Man. for an alteration to their liquor license in [May/2025](#) to add sidewalk seating as required by the NYSLA guidance for participation in the permanent Dining Out NYC program and did not include any change in method of operation to extend their hours with that application, nor request in any other manner to make a change to their hours; for all intents and purposes, RDK Restaurant Corp. did not go back to a 2 AM or “late night” closing following Covid but remained closing before midnight; and

- vi. **Whereas**, the current Applicant unwilling to agree to closing hours any earlier than 2 AM on any day of the week, the area being very residential in nature with many of the surrounding buildings being old, tenement-style buildings with ground floor retail and apartments on the upper floors, the impacts to residents of a 2 AM nightly closing at a premises owned by operators who are well-known with Michelin stars, the application including DJs spinning vinyl, and with the current business model for new restaurants being to run on maximum capacity, is vastly different from a low-key, neighborhood restaurant that has been at the location for almost 30 years; the instant application will be a destination establishment drawing destination crowds and it is located in the middle of a residential area, the later hours catering to a bar crowd; the Applicants were presented with stipulations with closing hours of 12 AM Sundays through Thursdays and 1 AM Fridays and Saturdays in order to somewhat mitigate the impacts of a destination restaurant to residential neighbors and hours consistent with restaurant hours, but the Applicant was unwilling to sign them; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new On-Premises Restaurant Liquor License for **KHG 180 Spring LLC 180 Spring St 10012**; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2, Man. respectfully requests that this item be calendared to appear before the Full Board of the NYSLA before any license, temporary or otherwise is issued to this Applicant.

THEREFORE, BE IT FURTHER RESOLVED, that if despite CB2, Man.’s objections to this Application, should the NYSLA not find good cause to deny this Application, CB2 Man. recommends in the alternative that the following stipulations be imposed on any future Tavern Wine license for **KHG 180 Spring LLC 180 Spring St 10012**:

1. The hours of operation will be from 11 AM to 12 AM Sundays through Thursdays and 11 AM to 1 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
2. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.

3. 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.
4. Will play recorded background music and/or have an occasional DJ spinning vinyl records only through the restaurant sound system (no microphone or musical instruments) at background levels, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
5. Will not have televisions.
6. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
7. 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.
8. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
9. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
10. Will not have any of the following: dancing, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.

Vote: Passed, 29 Board Members in favor, 7 against (C. Dignes, A. Fernandez, R. Kessler, B. Listman, E. Olson, R. Sanz, E. Siegel), 1 abstention (J. Liff).

11. Lafayette One26 LLC 419 Lafayette Street, Floor 7 10003 (New OP–Catering Establishment) (*previously unlicensed*)

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Catering Establishment Liquor License to operate an event space on the 7th floor of an eight (8)-story, commercial building (c. 1894, altered 2006) on Lafayette Street between East 4th Street and Astor Place (Block #544/Lot #13), this building falling within NYC LPC’s designated NoHo Historic District and the Special Little Italy District; and
- ii. **Whereas**, the 7th floor premises having never previously been licensed for the service of alcohol is roughly 7,390 sq. ft. (this information was not provided in the CB2 questionnaire but was obtained elsewhere online); there are seven (7) bathrooms, two (2) bars, and existing kitchenette; the proposed occupancy being for 185 persons, the expired temporary Certificate of Occupancy (exp. 9/4/2018) showing UG17 Light Manufacturing with an occupancy of 93 persons, entry is via the building passenger elevator, there is one (1) additional freight elevator and a stairwell; and
- iii. **Whereas**, the hours of operation are from 10 AM to 12 AM Sundays through Saturdays (7 days a week); music will be at background levels consisting of music from ipod/cd’s/streaming services, DJs and live music, there will be an unknown number of TVs,

all doors and windows will be closed at all times except for patron ingress and egress, there will be no promoted events, no scheduled performances or cover fees and no velvet ropes; and

- iv. **Whereas**, according to the principal who appeared before CB2's SLA Committee (stating she was a partial owner, full time operator), they host a lot of corporate events including daytime events and are a full service company providing food and beverages, staffing, design, audio visuals and security; they have already been using the premises for events and that they have received separate temporary public assembly permit (TPA) for 185 persons for each individual event but was unable to provide information as to the plans for a permanent public assembly permit, suggesting obtaining temporary TPA's was sufficient, it being unclear how a permanent licensed facility can operate indefinitely by having to obtain temporary permits for each event hosted and raising significant life safety and fire safety concerns with a doubling in occupancy from the current certificate of occupancy which does not allow this use and being unable to provide a pathway for receiving the proper permits for the occupancy as well as a pathway for changing the allowed uses to include a catering facility, the current Use Group being Use Group 17 (light manufacturing) to Use Group 6 (eating and drinking establishment); following CB2's SLA committee meeting the Applicant provided information regarding plans on file with DOB for the 7th floor renovation but the associated work permit states "no change in use and exit;" and
- v. **Whereas**, a number of additional questions and concerns were raised regarding the logistics of getting up to 185 guests into and out of the premises at one time, with event-related businesses having the majority of people arriving and departing at the same time, the elevators to the event space also servicing the other floors of the building with the passenger elevator able to accommodate about 9 persons and the freight elevator 25 persons; the Applicant stating they will be able to use the freight elevator to avoid lines on the sidewalk and also stating she has experience with her other event space in the Meatpacking District with a tiny elevator and has managed it; and
- vi. **Whereas**, questions were raised regarding the lack of a full kitchen, the kitchen area being small with only an electric cooking component, the requirement for being a catering establishment is "you must have adequate facilities (at your location) to prepare food for, and serve, an event with at least 50 people" according to the [NYSLA Handbook \(May 2022, pg 13\)](#), the Applicant saying they have done breakfast and lunch there and, because they do not have a full kitchen, have been preparing food in their commissary kitchen across town and transporting food, the intention being once they get additional space they will build a full commercial kitchen but they are trying to figure out where they would get the additional space, there being no filed plans for a kitchen or any documents showing a kitchen is permissible to install under the current allowed uses for the building; the Applicant also had not provided or conducted any sound study to establish the impacts to other tenants of the building or nearby buildings of having DJs and live music during events nor was there any correspondence submitted from other tenants in the building or neighboring buildings either in support or opposition to the instant application; and

- vii. **Whereas**, the Applicant's menu submission to CB2 referenced the [website](#) of the other event space (Triangle Loft) mentioned by the principal (Karen Ganeuer, appearing before CB2 for the instant application) as having the small elevator and commissary kitchen; the principal of the instant application having appeared before CB2, Man.'s SLA licensing committee in [July/2024](#) for a Corporate Change application to Bento Brooklyn LLC dba Bento on Hudson aka Triangle Loft (Lic ID #0346-22-116329, 675 Hudson St, Ste 5S, 5N), materials submitted to CB2 regarding that Corporate Change application indicated a change from Peter Koziol to Karen Ganeuer with no other entities listed, questions being asked at the time because the principals listed on the license of Bento Brooklyn LLC on LAMP were (and still are) listed as Justin Koziol, Peter Koziol and Bento Box, LLC and not just Peter Koziol so it was unclear why the Corporate Change application only listed Peter Koziol; Ms. Ganeuer not being represented by an attorney at the meeting and herself not able to explain the corporate change, withdrawing the application at the CB2 meeting and not re-applying to CB2 for a Corporate Change application of that license since appearing in July/2024; and
- viii. **Whereas**, additional questions came up following CB2's SLA committee meeting after looking at the Triangle Loft website, that website saying "Triangle Loft presents two premier event spaces in the heart of Manhattan..." NoHo Loft 7 and Rooftop located at 419 Lafayette Street and Meatpacking Loft 4 and Loft 5 at 675 Hudson Street; the Applicant of the instant application being Lafayette One26 LLC with principals listed as Karen Genauer, Albert Malekan and Amit Dose and not Bento Brooklyn LLC who is the licensee at 675 Hudson Street, 5N 5S, yet the premises of the instant application is advertised on the Triangle Loft website as one of their event spaces, the Applicant noted that some of the food was being prepared at that location and transported to 419 Lafayette Street; the rooftop at 419 Lafayette was not included as part of the instant application nor did the Applicant mention it, the Applicant's attorney confirming via email that the rooftop was not part of the instant application, it is unclear if the Applicant is permanently leasing the rooftop or if the rooftop is being rented out as needed for events and if the intention is to use this catering license for the 7th floor to cater to the adjacent rooftop; and
- ix. **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 previously unlicensed location, there being **34 active licenses** within 750 ft. and 4 pending licenses according to LAMP; there remains a significant number of questions regarding this license – the ability to obtain the proper permits and Use Group to ensure life safety for a 185 person catering establishment on the 7th floor of the building in addition to questions regarding the ability to independently provide food for a minimum of 50 guests, the logistics of using the small building elevator and the additional freight elevator on a regular basis and any impacts that might have on other tenants of the building, those concerns being amplified if the Applicant is also leasing the rooftop of the premises for events and that events might happen concurrently in both spaces, the additional impacts on traffic with for-hire vehicles waiting for guests to depart at a location that can't expediently have guests exit the premises due to the insufficient elevator capacity, and the additional questions regarding the relationship between Lafayette One26 LLC and Bento Brooklyn LLC aka

Triangle Loft having a shared website with currently no independent website for Lafayette One26 and the overlap of food preparation; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the **Lafayette One26 LLC 419 Lafayette Street, Floor 7 10003**; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2, Man. respectfully requests that this item be calendared to appear before the Full Board of the NYSLA before any license, temporary or otherwise is issued to this Applicant.

Vote: Unanimous, 37 Board Members in favor.

12. Center for Emerging Culture Inc dba Lightning Society 45 Howard St aka 427 Broadway, 2nd & 3rd floor 10013 (New OP–Catering Establishment) *(previously unlicensed)*

- i. **Whereas**, the Applicant, a not-for profit entity, appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Catering Establishment Liquor License to operate an event space on the 2nd and 3rd floors of a five (5)-story commercial building (c. 1871, altered 2008) on the southwest corner of Broadway and Howard Street (Block #231/Lot #8), one block north of Canal Street, this building falling within NYC LPC’s designated SoHo-Cast Iron Historic District and the Special SoHo-NoHo Mixed Use District; this application was heard in conjunction with the Applicant’s On-Premises Member’s Club license for the 4th and 5th floors and rooftop of the same building, the application for the two separate license classes are under the one Applicants name, the Applicant having sent a single 30-day notice for both applications dated 4/3/25 for floors 2, 3, 4 and rooftop and was placed on CB2’s June SLA Committee agenda for the one application, the Applicant laying over the application during the meeting in order to re-file the applications properly as two separate and distinct licenses due to the difference in license class as presented to CB2, Man. in June, and to work out the details of each of the applications as well as to conduct outreach with the immediate residential community and block association who appeared in large numbers in June/2025 strongly opposing the Application due to late hours, large capacity of patrons, DJs, live music, performances, the lack of a sound or traffic plan and lack of outreach and follow up with the block association (Broadway Residents Coalition) and residents; and
- ii. **Whereas**, the 2nd floor premises is approximately 4,000 sq. ft. and 3rd floor premises is approximately 3,000 sq. ft., neither floor having previously been licensed for the service of alcohol, the materials submitted to CB2, Man. showing the instant application being for a catering establishment on both floors; the materials provided state there are at least 2 entrances and exits on each floor and at least 2 bathrooms; the Applicant stating that only the 2nd floor will be used for the catering establishment, the 3rd floor will be used as offices and is not part of the instant application in contradiction to the materials supplied; the application showing no plans for the ground floor entrances, the Applicant saying there are four (4) entrances to

the building with one being to the ground floor retail tenant, the others being for the rest of the building which the Applicant has leased under one lease agreement and within which the two separate businesses will be operated; and

- iii. **Whereas**, the hours of operation will be from 9 AM to 2 AM Sundays through Saturdays (7 days a week), there will be live music, DJs and music from iPods/streaming services at background and entertainment levels, there will be scheduled performances, the Applicant saying that based on conversations with his catering partners, given the location on Broadway, that the premises will be desirable for corporate and foundation events and that DJs would not happen often, there will not be TVs, there are approximately 20 tables with 80 seats and one (1) bar with 8 seats for a total seated occupancy of 88 persons, the current Certificate of Occupancy indicating legal occupancy being for 47 persons, the Applicant intending to apply for the permits allowing 256 persons on the 2nd floor, the Applicant stating the kitchen is a warming kitchen where he will partner with other caterers to bring in food and re-heat it on site and that the facilities exist to do that for 50 people, the Applicant believing that meets the requirement for a catering license; the questionnaire stated there are not operable door or windows in contradiction to the existing façade of the cast iron building which is made up mostly of large operable windows separated by cast iron columns, the questionnaire also clearly included the rooftop, the Applicant stating the rooftop is not part of the catering establishment but will be part of the private members club; and
- iv. **Whereas**, there is one entry on Broadway and two entries on Howard Street along with an additional small elevator that opens directly onto the sidewalk on Howard Street, not into a lobby. The stated plan is to install a canvas awning over the elevator on Howard Street for wayfinding purposes and direct guests to enter the catering establishment via the elevator to the 2nd floor, guests will exit separately onto Broadway via a separate stairway, ADA exiting will be via the elevator onto Howard Street, the Applicant will need landmarks approval for any awning, awnings are not contextual in the SoHo Cast Iron District, the demarcation of the entry being dependent on the awning yet the premises is in a landmark district where these types of awnings are not permitted and do not exist, it being questionable whether or not an awning of the nature described would be approved, the awning being the primary marker of the entrance to the catering establishment, the elevator also serving the other floors of the building and being the only means of ADA access for the entire building; when it was pointed out that the Applicant's private members club, which he is seeking to license on the 4th and 5th floors and rooftop of the building need to be separate and distinct from other areas of the building and it being unrealistic that the private members would walk up four or five flights of stairs for access to the club, the Applicant suggested he could move the entry for the 2nd floor catering establishment to the entryway on Broadway, using the stairway for ingress and egress to the catering establishment while maintaining the use of the elevator for both the private members club and ADA accessibility for the 2nd floor catering establishment; and
- v. **Whereas**, the Applicant also said the members of the private member's club would have access to the catering establishment and 3rd floor office/catering establishment for various events but could not explain how they would obtain that access – would they rent the space? Did they have priority access? If a member was in the private members club and wanted to

attend an event on the 2nd floor would they leave the building through the members club entrance/exit and re-enter via the catering establishment entrance? The two applications being separate but the Applicant speaking as though the two entities are one, the website for [The Lightning Society](#) saying 45 Howard is the new home of Lightning Society...a multi-level wonder and lists “host an event,” the Applicant being unable to clearly describe how the two different licenses would function independently within the same building.

- vi. **Whereas**, the entire building had most recently been occupied by The House of Cannabis (THC), a “museum” dedicated to cannabis, from Spring/2023 through Fall/2024 and was not licensed for alcohol, there have been numerous reports of problematic parties at the premises involving disorderly conduct, liquor being served illegally at many events, occupancy significantly above what was legally permitted, traffic issues on Howard Street caused by the parties at THC with for-hire vehicles blocking the street; and
- vii. **Whereas**, the local block association and many residents of the block and immediate area again submitted testimony and came to speak in opposition to the application, many of these residents being artists and having lived on Howard Street for well over 30 years, they spoke of the nature of the cast iron buildings that make up the neighborhood, the cast iron buildings being adjacent to each other and that the vibrations and sound travels through them and that insulating the buildings is difficult, the residents already familiar with hearing the music and thumping bass during the parties the previous operator had at the location, the Applicant not providing any sound study or plan for insulating the premises, there was no study of traffic patterns or traffic plans presented showing how for-hire vehicles would be managed, Howard Street being a one way street going west that ends at the end of the block where it meets Mercer Street, a nearby resident and member of Broadway Residents Coalition said the location would impact 209 persons living in direct proximity to it, of which 48 people are over 65 years of age and 27 are school age or younger, within 500' there are 1,337 residents, within 750' there are 3,135 residents who will all be impacted by the traffic caused by for-hire vehicles picking up guests leaving the event space with a capacity of 250 persons at 2 AM, the instant application also needing to be considered in conjunction with the private members club that the Applicant is intending to license on the 4th and 5th floors of the building with a proposed occupancy of 256 persons on each of those floors, the Applicant’s lease being for the entire building (minus the ground floor); another resident who is an architect submitted testimony regarding the existing and proposed new stair both being less than the 44" minimum width that are part of the 1968 Building Code that the filing is under or any subsequent building code raise life safety concerns; additional concerns were that the Applicant and those who know the Applicant and came to support the application said they want to bring the arts back to SoHo, one person saying the neighborhood “is filled with persons selling purses” while the residents that spoke were largely long-term SoHo artists, still creating art, who helped make the neighborhood the art community it is known for, many were disappointed that the Applicant did no outreach to them or the Broadway Residents Coalition following the June/2025 SLA Committee meeting to get to know them, hear their concerns and make an attempt to reach consensus on issues and instead expected the residents to do the outreach to the Applicant; and

viii. Whereas, the Applicant presented no change to the application from what was presented to CB2 in June/2025 despite hearing concerns regarding the 2 AM closing 7 days a week, did not provide any sound studies or plans for mitigating the travel of sound to the adjacent building, nor were there any plans to mitigate traffic caused from for-hire vehicles, the Applicant suggesting they could use Broadway as a drop off instead of Howard Street when they were informed of the issues regarding Howard Street, with the lane of traffic adjacent to the premises on Broadway being a designated turning lane onto Canal Street (1/2 block down Broadway), the next adjacent lane being a dedicated bus lane, persons arriving and leaving an event space often use for-hire vehicles and not public transportation, these concerns being amplified because of the proposed private members club on the upper floors, the location not suited to numbers of for-hire vehicles coming and going at the same time; the logistics of entering and leaving the catering establishment premises was not planned out in consideration of the Applicant's other proposed uses as a private member's club on the 4th and 5th floors of the building, there were no plans presented for how the stated occupancy could be achieved with the narrow stairway, the building elevator being small and not suited to handling large numbers of people; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for a new On-Premises Catering Establishment Liquor License for **Center for Emerging Culture Inc dba Lightning Society 45 Howard St aka 427 Broadway, 2nd & 3rd floor 10013**; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2, Man. respectfully requests that this item be calendared to appear before the Full Board of the NYSLA before any license, temporary or otherwise is issued to this Applicant.

THEREFORE, BE IT FURTHER RESOLVED, that if despite CB2, Man.'s objections to this Application, should the NYSLA not find good cause to deny this Application, CB2 Man. recommends in the alternative that the following stipulations be imposed on any future On-Premises Catering Establishment Liquor License for **Center for Emerging Culture Inc dba Lightning Society 45 Howard St aka 427 Broadway, 2nd & 3rd floor rooftop 10013**:

1. The hours of operation will be from 9 AM to 12 AM Sundays through Saturdays.
2. Any events with more than 100 people end by 11 PM.
3. Will conduct a sound study and build the in house sound system to the specifications of the sound test. All sound reproduction will use the installed and tested system. If any windows are going to be open at any time the sound study needs to account for that circumstance.
4. Will not have subwoofers.
5. There will be no external speakers, sound system or other amplification devices allowed to be brought to the premises. All events will only utilize the inhouse sound system.
6. Will keep all windows on the 2nd and 3rd floor closed at all times.
7. Will conduct a traffic study to determine policies and procedures for mitigating any impacts of drop-off/pick-ups from for hire vehicles, best practices to not block the free flow of traffic on Broadway, a critical traffic artery, and Howard St., including a suitable pickup/drop off location and ensure that the location is provided to guests in advance of any events.

8. Will not have occupancy in excess of any permits at any time on any floor.

Vote: Unanimous, 37 Board Members in favor.

13. Center for Emerging Culture Inc dba Lightning Society 45 Howard St aka 427 Broadway, 4th and 5th floor, rooftop 10013 (New OP–Member Club) (*previously unlicensed*)

- i. **Whereas**, the Applicant, a not-for profit entity, appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Membership Club Liquor License to operate a private members club on the 4th floor, 5th floor and rooftop of a five (5)-story commercial building (c. 1871, altered 2008) on the southwest corner of Broadway and Howard Street (Block #231/Lot #8), one block north of Canal Street, this building falling within NYC LPC’s designated SoHo-Cast Iron Historic District and the Special SoHo-NoHo Mixed Use District; this application was heard in conjunction with the Applicant’s On-Premises Catering Establishment liquor license for the 2nd and 3rd floors of the same building, the application for the two separate license classes are under the one Applicants name, the Applicant having sent a single 30-day notice for both applications dated 4/3/25 for floors 2, 3, 4 and rooftop and was placed on CB2’s June SLA Committee agenda for the one application, the Applicant laying over the application during the meeting in order to re-file the applications properly as two separate and distinct licenses due to the difference in license class as presented to CB2, Man. in June, and to work out the details of each of the applications as well as to conduct outreach with the immediate residential community and block association (Broadway Residents Coalition) who appeared in large numbers in June/2025 strongly opposing the Application due to late hours, large capacity of patrons, DJs, live music, performances, the lack of a sound or traffic plan and lack of outreach and follow up with the block association and residents; and
- ii. **Whereas**, the previously unlicensed premises is approximately 9,000 sq. ft. with 4,00 sq. ft on the 4th floor, 3, 000 sq. ft on the 5th floor and 2,000 sq. ft on the rooftop, the questionnaire submitted to CB2, Man. states there are at least 2 entrances/exits on each floor and at least 2 bathrooms on each floor; the drawings indicate the 4th and 5th floors being accessed via two (2) stairways and one small elevator, the 4th floor having three (3) lounge spaces, one (1) meditation room and 12 tables and 24 seats in a reception area, the 5th floor has a member’s lounge with approximately 14 tables and 60 seats, one (1) bar with unspecified seating, four (4) bathrooms and a kitchen, the rooftop accessed via a stairway shows one (1) bar and no seats; the application showing no plans for the ground floor entrances, the Applicant saying there are four (4) entrances to the building with one being to the ground floor retail tenant, the others being for the rest of the building which the Applicant has leased under one lease agreement and within which the two separate businesses will be operated; and
- iii. **Whereas**, the hours of operation will be from 9 AM to 2 AM Sundays through Saturdays (7 days a week), there will be live music, DJs and music from iPods/streaming services at background and entertainment levels, there will be scheduled performances, there will not be

TVs, in contrast to the provided diagrams, the questionnaire says there are approximately 20 tables with 80 seats and one (1) bar with 8 seats for a total seated occupancy of 88 persons which is the same information indicated on the Applicant's application for the 2nd and 3rd floor catering establishment and seems incorrect for the instant application despite the Applicant being directed at the June/2025 CB2 meeting to return with accurate information on each application for the location and each floor of the location, the current Certificate of Occupancy indicating legal occupancy being for 47 persons on both the 4th and the 5th floors and 26 persons on the roof, the Applicant's proposed occupancy being 256 persons per floor, the questionnaire stated there are not operable door or windows in contradiction to the existing façade of the cast iron building which is made up mostly of large operable windows separated by cast iron columns; and

- iv. Whereas, there is one entry on Broadway and two entries on Howard Street along with an additional small elevator that opens directly onto the sidewalk on Howard Street, not into a lobby. As the Applicant has leased all but the ground floor of the building for two separate and distinct uses, has not supplied any drawings of the ground floor and seemed to be unaware that the private members club needs to function completely independent from the catering establishment with a separate entrance, it being unrealistic to think members will take the stairs to the 4th and 5th floors of the building on a regular basis, the elevator on Howard Street that opens directly to the street, with no lobby area, will likely be the main entryway to the private members club, the Applicant had originally intended to install a canvas awning over the elevator for wayfinding purposes for the catering establishment but discussed changing that entry to the stairs on Broadway during the CB2 SLA Committee meeting when it was pointed out the access to the catering establishment needed to be separate from the members club and that the members club would need the elevator to access the upper floors; the Applicant will need landmarks approval for any awning, those types of awnings not being permitted in the SoHo Cast Iron District, and the demarcation of the entry being dependent on the awning yet the premises is in a landmark district with essentially no awnings, it being questionable whether or not an awning of the nature described would be approved by the Landmarks Preservation Commission, the awning being the primary marker of the entrance to the members club, the elevator also serving the other floors of the building and being the only means of ADA access for the entire building so it is unclear how the private members club can have sole use of the elevator, the plans also not indicating a freight elevator or any other elevator in the building; and
- v. **Whereas**, the Applicant also said the members of the private member's club would have access to the catering establishment and 3rd floor office/catering establishment for various events but could not explain how they would obtain that access – would they rent the space? Did they have priority access? If a member was in the private members club and wanted to attend an event on the 2nd floor would they leave the building through the members club entrance/exit and re-enter via the catering establishment entrance? The two applications being separate but the Applicant speaking as though the two entities are one, the website for [The Lightning Society](#) saying 45 Howard is the new home of Lightning Society...a multi-level wonder and lists “host an event,” and a rendering of a large room used for performances but the only spaces with a large room for performances as indicated in the supplied drawings are

located on the 2nd and 3rd floor of the premises which the Applicant is licensing independent of the private members club as the catering establishment, the Applicant being unable to clearly describe how the two areas will function independently of each other within the same building.

- vi. **Whereas**, the entire building had most recently been occupied by The House of Cannabis (THC), a “museum” dedicated to cannabis, from Spring/2023 through Fall/2024 and was not licensed for alcohol, there have been numerous reports of problematic parties at the premises involving disorderly conduct, liquor being served illegally at many events, occupancy significantly above what was legally permitted, traffic issues on Howard Street caused by the parties at THC with for-hire vehicles blocking the street; and
- vii. **Whereas**, the local block association and many residents of the block and immediate area again submitted testimony and came to speak in opposition to the application, many of these residents being artists and having lived on Howard Street for well over 30 years, they spoke of the nature of the cast iron buildings that make up the neighborhood, the cast iron buildings being adjacent to each other and that the vibrations and sound travels through them and that insulating the buildings is difficult, the residents already familiar with hearing the music and thumping bass during the parties the previous Applicant had at the location, the Applicant not providing any sound study or plan for insulating the premises; concerns were raised about the rooftop use with residents stating that all the rooftops are connected and that in the past persons have gone from one rooftop to another; there was no study of traffic patterns or traffic plans presented showing how for-hire vehicles would be managed, Howard Street being a one way street going west that ends at the end of the block where it meets Mercer Street, a nearby resident and member of Broadway Residents Coalition said the location would impact 209 persons living in direct proximity to it, of which 48 people are over 65 years of age and 27 are school age or younger, within 500' there are 1,337 residents, within 750' there are 3,135 residents who will all be impacted by the traffic caused by for-hire vehicles picking up guests leaving the members club with a capacity of over 500 persons at 2 AM, the instant application also needing to be considered in conjunction with the catering establishment that the Applicant is intending to license on the 2nd and 3rd floors of the building with a proposed occupancy of 256 persons on each of those floors, the Applicant’s lease being for the entire building (minus the ground floor); another resident who is an architect submitted testimony regarding the existing and proposed new stair both being less than the 44" minimum width that are part of the 1968 Building Code that the filing is under or any subsequent building code raise life safety concerns; additional concerns were that the Applicant and those who know the Applicant and came to support the application said they want to bring the arts back to SoHo, one person saying the neighborhood “is filled with persons selling purses” while the residents that spoke were largely long-term SoHo artists, still creating art, who helped make the neighborhood the art community it is known for, many were disappointed that the Applicant did no outreach to them or the Broadway Residents Coalition following the June/2025 SLA Committee meeting to get to know them, hear their concerns and make an attempt to reach consensus on issues and instead expected the residents to do the outreach to the Applicant; and

viii. Whereas, the Applicant presented no change to the application from what was presented to CB2 in June/2025 despite hearing concerns regarding the 2 AM closing 7 days a week, did not provide any sound studies or plans for mitigating the travel of sound to the adjacent buildings, nor were there any plans to mitigate traffic caused from for-hire vehicles, the Applicant suggesting they could use Broadway as a drop off instead of Howard Street when they were informed of the issues regarding Howard Street, with the lane of traffic adjacent to the premises on Broadway being a designated turning lane onto Canal Street (1/2 block down Broadway), the next adjacent lane being a dedicated bus lane, persons arriving and leaving an event space often use for-hire vehicles and not public transportation, these concerns being amplified because of the proposed catering establishment on the lower floors, the location not suited to large numbers of for-hire vehicles coming and going at the same time; the logistics of entering and leaving the members club via a small elevator was not planned out in consideration of the Applicant's other proposed uses as a catering establishment on the 2nd and 3rd floors of the building, there were no plans presented for how the stated occupancy could be achieved with the narrow stairway, the building elevator being small and not suited to handling large numbers of people; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for a new On-Premises Club Liquor License for **Center for Emerging Culture Inc dba Lightning Society 45 Howard St aka 427 Broadway, 4th & 5th floor and rooftop 10013**; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2, Man. respectfully requests that this item be calendared to appear before the Full Board of the NYSLA before any license, temporary or otherwise is issued to this Applicant.

THEREFORE, BE IT FURTHER RESOLVED, that if despite CB2, Man.'s objections to this Application, should the NYSLA not find good cause to deny this Application, CB2 Man. recommends in the alternative that the following stipulations be imposed on any future On-Premises Club Liquor License for **Center for Emerging Culture Inc dba Lightning Society 45 Howard St aka 427 Broadway, 4th & 5th floor and rooftop 10013**:

1. The hours of operation will be from 9 AM to 12 AM Sundays through Saturdays.
2. Any events with more than 100 people end by 11 PM.
3. Use of the rooftop will be for passive recreation only and will end not later than 9 PM Sundays through Saturdays (every night).
4. There will be no music, live music, speakers, TVs or other amplification devices including microphones on the rooftop at any time.
5. There will be no bar on the rooftop.
6. There will be no organized gatherings, events or team building activities on the rooftop.
7. Will conduct a sound study and build the internal sound system to the specifications of the sound test. All sound reproduction on the premises will use the installed and tested sound system. If the windows are going to be open at any time the sound study needs to account for that circumstance.
8. There will be no external speakers, outside sound system brought in or other amplification devices.

9. Will not have subwoofers.
10. Will keep all windows closed at all times on all floors.
9. Will conduct a traffic study to determine policies and procedures for mitigating any impacts of drop-off/pick-ups from for hire vehicles, best practices to not block the free flow of traffic on Broadway, a critical traffic artery, and Howard St., including a suitable pickup/drop off location and ensure that the location is provided to guests in advance of any events.
11. Will not have occupancy in excess of any permits at any time on any floor.

Vote: Unanimous, 37 Board Members in favor.

14. Vittoria 196 LLC dba Piccola Cucina Osteria 194-196 Spring St 10012 (RW–Restaurant) (DONYC–Roadway)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to their pending Restaurant Wine License (Application ID # NA-0240-25-105312) to add seating in the roadbed consisting of 10 tables and 20 seats as part of the NYC’s Dining Out NYC program; and
- ii. **Whereas**, the Applicant appeared before Community Board 2, Manhattan in February/2025 for a new restaurant wine application which CB2 recommended be denied for the reasons outlined in CB2’s [February/2025](#) resolution, the premises is not yet operating at the time of this writing; and
- iii. **Whereas**, the Applicant, Philip Guardone, is also the principal and licensee of the next door restaurant (Isabel 196 Spring LLC dba Piccola Cucina, Lic. ID #0240-22-100394, SN #1338958) the operations of which Community Board 2, Manhattan has received a significant number of complaints starting before the Covid pandemic and continuing to the present, those complaints consisting of loud noise coming from the premises, excessive crowding on the sidewalk on a daily basis occurring at all hours due to excessive outdoor seating and patrons waiting for seating, this block and surrounding blocks being made up of ground floor retail with residential units above, the premises continuing to operate with non-compliant sidewalk seating in the furnishing zone at that location in addition to sidewalk seating in the furnishing zone in front of the premises of the instant application, the Applicant continuing to show no ability to either manage the crowds or sidewalk seating so as to allow for any pedestrian clear path and also lacking the ability to control the noise spilling out to the street and up to residents windows over the past six years since the Applicant has been either managing and/or been the licensee of the adjacent premises and flagrantly disrespecting the residents who live above the Applicant’s adjacent, already-licensed premises as well as the pedestrians that use Spring Street as part of their daily routine, the heavily-used Spring Street subway station being a block away, by further congesting the sidewalk by placing seating on the curbside in addition to the seating adjacent to their restaurant and in the roadbed and the patron lines waiting for a table; and

- iv. **Whereas**, the only thing that has changed since the Applicant appeared in February/2025 and CB2 recommended denial of the restaurant wine license is that in May/2025 CB2 recommended approval of roadbed seating at the Applicant's adjacent premises and the Applicant is continuing to demonstrate no ability to follow the rules with seating at the adjacent premises remaining on the sidewalk in the furnishing zone in front of the roadbed seating and spreading west past the residential entry and in front of the premises of the instant application, the Applicant not having applied for sidewalk seating at the adjacent location prior to August 3, 2024 nor has conditional approval been given by DOT for sidewalk seating at that location, additionally the Applicant was issued a summons by DOT on 6/13/2025 for having an illegal enclosed sidewalk café at the Applicant's other location at 75 Thompson Street (MGM Thompson LLC dba Piccola Cucina, Lic ID 0240-23-139507); and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the Alteration Application for Municipal Expansion to operate a roadway café as part of the Dining Out NYC program for **Vittoria 196 LLC dba Piccola Cucina Osteria 194-196 Spring St 10012**; and

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

Vote: Unanimous, 37 Board Members in favor.

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

- 15. HHLP Union Sq Asso LLC, HHLP Union Sq Lessee LLC, Hershahosp dba Hyatt Union Square; Bowery Road; Library of Distilled Spirits 76 E 13th St 10003** (OP–Restaurant) (Hotel) (Alteration: Moving ground floor bar. No changes to number of seats)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on July 1, 2025, the Applicant requested to lay over this application to August/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 Sq Asso LLC, HHLP Union Sq Lessee LLC Hershahosp dba Hyatt Union Square; Bowery Road; Library of Distilled Spirits 76 E 13th St 10003** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application

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

Vote: Unanimous, 37 Board Members in favor.

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

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

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **SEMM SWPK LLC 417 Lafayette St 10003** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 37 Board Members in favor.

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

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

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **General Meal JP LLC 177 Lafayette St 10013** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 37 Board Members in favor.

18. Rye NYC 1 LLC 285 Lafayette St 10012 (TW–Tavern)

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on July

1, 2025, the Applicant requested **to lay over** this application to August/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 **Rye NYC 1 LLC 285 Lafayette 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, 37 Board Members in favor.

19. Carmela NYC LLC 10 5th Ave 10011 (TW–Tavern)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on July 1, 2025, the Applicant requested **to lay over** this application to August/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 **Carmela NYC LLC 10 5th 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, 37 Board Members in favor.

20. 428 LGT LLC 428 Lafayette St. 10003 (OP–Restaurant)

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

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **428 LGT LLC 428 Lafayette St. 10003** **until** the Applicant has presented their application in front of CB2's SLA

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

Vote: Unanimous, 37 Board Members in favor.

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

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

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Elmer Kennedy LLC dba Pasquale Jones 86 Kenmare St 10012** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 37 Board Members in favor.

22. 130 Bowery Hospitality IZ LLC 130 Bowery 10013 (OP–Restaurant)

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on July 1, 2025, the Applicant requested **to lay over** this application to August/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 **130 Bowery Hospitality IZ LLC 130 Bowery 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, 37 Board Members in favor.

23. WS Hotel LLC 103 Waverly Pl 10011 (OP–Restaurant/Hotel)

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on July 1, 2025, the Applicant requested **to lay over** this application to August/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 **WS Hotel LLC 103 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, 37 Board Members in favor.

24. The Stone Rabbit LLC 4-6 Bleecker St. 10012 (OP–Tavern)

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

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **The Stone Rabbit LLC 4-6 Bleecker 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, 37 Board Members in favor.

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

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

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **The Mercer I LLC & Sartiano Steakhouse Management LLC dba The Mercer 147 Mercer St aka 99 Prince 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, 37 Board Members in favor.

26. Lunella Ristorante Inc dba Lunella Ristorante 173 Mulberry St 10013 (OP–Restaurant)
(Alteration: DONYC–Roadway)

Whereas, at this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on July 1, 2025, the Applicant requested **to lay over** this application to August/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 **Lunella Ristorante Inc dba Lunella Ristorante 173 Mulberry St 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 37 Board Members in favor.

27. Subang Corp 199 Grand St 10013 (RW–Restaurant) (*renotification, appearance waived*)

- i. **Whereas**, the Applicant and the restaurant manager appeared before Community Board 2, Manhattan's SLA Committee in [March/2024](#) to present an application to the NYS Liquor Authority for a new Restaurant Wine License to operate a family owned Malaysian restaurant in a ground floor storefront located within a within a seven-story commercial building (ca.1900) on Grand Street between Mulberry and Mott Streets (Block #237/Lot #14), the building falling within the Special Little Italy District ; and
- ii. **Whereas**, at the time Community Board 2, Man. unanimously recommend approval of the application with signed and executed stipulations, this is a renotification due to over 270 days passing since the original 30-day notice was submitted CB2, Man., there are no changes in

principals or method of operation, the Applicant re-signing the stipulation agreement prior to CB2, Man.'s SLA Committee meeting and appearance by the Applicant was waived; 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 **Subang Corp 199 Grand St 10013** unless the statements presented by the Applicant are accurate and complete and that all the conditions and stipulations agreed to by the Applicant in March/2023 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, 37 Board Members in favor.

SLA 2 LICENSING

- 1. Maneken Corp. dba Oscar's Place 466 Hudson St. 10014 (RW-Restaurant) (Corporate Change)**
 - i. Whereas**, the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's SLA Committee #2 to present an application for a Corporate Change application to their existing Restaurant Wine License (Lic. ID #0240-23-142003) to continue operate a family-operated restaurant serving British and Belgium fare in a street level storefront located within a six (6)-story residential building on Hudson Street between Grove and Barrow Streets; the building falling within NYC LPC's designated Greenwich Village Historic District; and
 - ii. Whereas**, the Applicant came before CB2, Man. in [July/2021](#) for their on-premises restaurant liquor license via a class change application and has been operating at the location for many years; and
 - iii. Whereas**, the instant application is a corporate change to remove one of the two principals (Neil Smith) with Crescencio Huero having 100% ownership of the corporation, there are no changes in method of operation; and
 - iv. Whereas**, a number of members of the community spoke in support of the Applicant, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the Method of Operation for the Beer and Wine License, with those stipulations as follows:
 1. The premises will be advertised and operated as a full service restaurant serving British and Belgium comfort food.
 2. The hours of operation will be Sunday to Saturday from 10 AM to 11 PM
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.

4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a 140 sq. ft. licensed sidewalk café operating under the Dining Out NYC program consisting of not more than 6 tables and 12 seats. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams
5. Sidewalk café will close no later than 11 PM. All tables and chairs will be secured at this hour. There will be no host stands, bus or service stations on the sidewalk or in the roadbed. No exterior music, speakers or TVs.
6. No roadbed seating.
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 10 PM every night, allowing only for patron ingress and egress.
10. Will not have patron occupancy/service to any portion of the basement of licensed premises.
11. Will not install or have French doors, operable windows or open facades.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. The premises will not have dancing, DJ’s, promoted events, scheduled performances or any event where a cover fee is charged or security personnel.
16. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the Corporate Change to the existing On-Premises Restaurant Liquor License for **Maneken Corp. dba Oscar’s Place 466 Hudson 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, 37 Board Members in favor.

2. Grey Dog Carmine Inc. dba The Grey Dog 49 Carmine St. 10014 (OP–Restaurant) (Alteration)

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for an alteration to their existing On-Premises Restaurant Liquor License (Lic ID #0340-23-139261) to convert the 16' service bar to a customer bar; the Applicant will continue operating a full-service restaurant with the same method of operation in the ground floor of a four (4)-

story, mixed-use building (ca. 1910) on Carmine Street at the northeast corner with Bedford Street (Block #586/Lot #42) the building being located in NYC LPC's designated Greenwich Village Historic District; and

- ii. **Whereas**, the Applicant has operated at the premises with a liquor license since 2015, the premises is approximately 3,100 sq. ft. with 1,800 sq. ft on the ground floor connected by an interior stairway to 1,300 sq. ft in the basement, the basement being for storage purposes only with no patron use, there are approximately 19 tables with 48 seats and there will be one (1) bar with eight (8) seats and a maximum legal occupancy of 74 persons; the proposed customer bar was originally a food counter prior to 2021 when the premises was licensed for the service of beer and wine only and the method of operation had been for customers to place an order and pick it up at the food counter to bring it to their seats; in [April/2021](#), during the Covid pandemic, the Applicant appeared before CB2, Man. to upgrade their Restaurant Wine license to an On-Premises Restaurant Liquor license, with the change in license class there was also a change in the bar from being a food counter to a service bar, that change being precipitated due to the method of operation changing from patrons placing an order and picking it up at the food counter to a full-service restaurant with wait staff where patrons were seated and ordered from wait staff, the change to using wait staff was due both to the change in license class and due to the extensive outdoor seating the establishment was participating in through NYC's temporary outdoor dining program, the instant application reflecting a change in customer patterns, where patrons are eating both inside and out, the customer bar being able to accommodate single diners, there no longer being a need for the large service bar; and
- iii. **Whereas**, the Applicant's agreed-to hours of operation will be 7 AM to 10 PM Sundays through Saturdays (7 days a week); music will continue to be quite background music only, no DJ's, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; and
- iv. **Whereas**, the Applicant came before CB2, Man. in [May/2025](#) to add outdoor seating to their licensed premises as part of the Dining Out NYC program consisting of a sidewalk café on Carmine Street and a roadway café on Bedford Street of which CB2 unanimously recommended approval; 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 Restaurant On-Premises License, with those stipulations as follows:
 - 1. The premises will be advertised and will operate as a full-service neighborhood restaurant with its kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be from 7 AM to 10 PM seven (7) days a week. The premises will open no later than the stated opening time and **no** patrons shall remain after the stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.

4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café consisting of not more than 2 tables and 4 seats on Carmine Street and a roadway café consisting of not more than 4 tables and 8 seats on Bedford Street operating under the Dining Out NYC program. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
5. Sidewalk and roadway café will close no later than 10 PM. All tables and chairs will be secured at this hour. There will be no host stands, bus or service stations on the sidewalk or in the roadbed. No exterior music, speakers or TVs.
6. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
7. Will not have televisions.
8. Will close all doors and windows by 9 PM every night, allowing only for patron ingress and egress.
9. Will not have patron occupancy/service to any portion of the basement of licensed premises
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer
14. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
15. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
16. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
17. It 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 Alteration application to their existing Restaurant On-Premises Liquor License in the name of **Grey Dog Carmine Inc. dba The Grey Dog 49 Carmine 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” on the NYSLA Liquor License.

Vote: Unanimous, 37 Board Members in favor.

3. Chubby Cattle BBQ Spring St NYC LLC 206 Spring St 10012 (OP–Restaurant)

- i. **Whereas**, the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate an Asian barbecue restaurant on the ground floor and 2nd floor of six (6)-story mixed-use building (ca. 1971) on Spring Street between Avenue of the Americas and Sullivan Street (Block #490/Lot #723), the building falling within NYC LPC's Sullivan-Thompson Historic District; and
- ii. **Whereas**, the three-story premises is approximately 6,000 sq. ft. (2,000 sq. ft. on the ground floor connected by an interior staircase to a 2,000 sq. ft. second floor and a 2,000 sq. ft. basement, the basement being used for storage purposes only with no patron use of the basement); a certificate of occupancy was presented which permits eating and drinking on the first and second floors with storage, kitchen and accessory toilets in the cellar, the premises having previously been occupied and operated since 2018 as The Woo Inc (Lic ID # 0340-22-115531), a full-service Korean barbecue restaurant; and
- iii. **Whereas**, the proposed hours of operation will be Sundays through Saturdays from 11 AM to 12 AM., there are a total of 28 tables with 112 seats and one (1) bar with four (4) seats for a total capacity of 116 and a maximum occupancy of 161, there will be no sidewalk café or other outdoor areas for the service of alcohol; music will be quiet background only consisting of music from iPods/CDs/streaming services, there will be no private parties, no DJs or live music, no promoted events, no cover fees, no velvet ropes, no movable barriers and there will be no TV;; and
- iv. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the "method of operation" of the On-Premises Restaurant Liquor License and those stipulations are as follows:
 1. Premises will be operated and advertised as full-service Asian barbecue restaurant with the kitchen open and full menu items available until closing every night.
 2. Hours of operation will be 11 AM to 12 AM Sundays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will 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 not have private parties.
 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 10. Will not install or have French doors, operable windows or open facades.
 11. Will not make changes to the existing façade except to change signage or awning.

12. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
 13. Will not have unlimited/all you can drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
 15. Will not have dancing, DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or metal barricades or security personnel/doormen.
 16. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 17. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **59 active licensed premises** within 750 ft. and 8 pending licenses according to LAMP, the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations and 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 **Chubby Cattle BBQ Spring St NYC LLC 206 Spring St 10012** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 37 Board Members in favor.

4. **Take Me to the River 22 LLC dba Perle 22 Greenwich Ave 10011** (Class Change) (OP– Restaurant) (Lic ID #0267-24-110205, exp. 3/31/2026)
- i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for an upgrade of their Tavern Wine License to an On-Premises Tavern Liquor License to continue to operate a raw bar-focused restaurant and wine bar on the ground floor of a three (3)-story mixed-use building (c. 1839, altered 2011) on Greenwich Avenue between West 10th and Charles Streets (Block #606/Lot #6) the building falling within NYC LPC’s designated Greenwich Village Historic District; and
 - ii. **Whereas**, the ground floor premises is approximately 1,300 sq. ft. consisting of 650 sq. ft. on the ground floor connected by both an interior and exterior stairway to 650 sq. ft. in the basement, there is no patron use of the basement, the basement being for storage and office

use only; there is one (1) food counter with 13 seats for an interior seated occupancy of 13 persons, there are no additional tables or stand-up bars; the premises has one (1) door which will serve 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; there is a small sidewalk café consisting of two (2) tables and four (4) seats which closes at 11 PM each night; and

- iii. **Whereas**, the hours of operation will be from 11 AM to 12 AM Sundays through Thursdays and 11 AM to 1 AM Fridays and Saturdays which is an extension of one hour from what they previously had; there are no operable doors or windows; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and
- iv. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of the On-Premises Restaurant Liquor License and those stipulations are as follows:
 - 1. Premises will be operated and advertised as raw bar focused restaurant and wine bar with less than a full service kitchen, but will have full food menu available during all hours of operation.
 - 2. Hours of operation will be 11 AM to 12 AM Sundays through Thursdays and 11 AM to 1 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 a sidewalk café operating under the Dining Out NYC program consisting of not more than 2 tables and 4 seats. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 - 5. Sidewalk café will close no later than 11 PM. All tables and chairs will be secured at this hour. There will be no host stands, bus or service stations on the sidewalk or in the roadbed. No exterior music, speakers or TVs.
 - 6. No roadbed seating.
 - 7. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 - 8. Will not have televisions.
 - 9. Any planters placed in front of the premises will be removed upon closing each night.
 - 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. Any changes will be submitted to NYC Landmarks Preservation Committee to obtain the necessary approvals.
 14. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
 15. Will not have unlimited/all you can 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 operate independently from their “sister” restaurant Naïve Melody 24 LLC dba Marian’s (Lic ID# 0340-21-121006) located next door at 24 Greenwich Avenue. Will ensure that tabs are not shared between the two restaurants and that liquor is purchased and stored separately
 18. 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.
 19. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
 20. Will abide by all stipulations agreed to and signed between Take Me To The River LLC and West 10th Street and Greenwich Avenue Neighbors.
- 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 **70 active licensed premises** within 750 ft. and 13 pending licenses according to LAMP, the Applicant having met with the local block association to gain their support, the block association speaking to support the application, stating they have been good operators at both of their establishments, 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 **Take Me to the River 22 LLC dba Perle 22 Greenwich Ave 10011** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 37 Board Members in favor.

5. Cleo Restaurant LLC 621 Hudson St 10014 (OP–Restaurant)

- i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for

an On-Premises Restaurant Liquor License to operate an all-day restaurant specializing in rotisserie chicken and vegetables on the ground floor of a four (4)-story mixed-use building (ca. 1849) on the southwest corner of Jane and Hudson Streets (Block #625/Lot #9), the building falling within NYC LPC's designated Greenwich Village Historic District; and

- ii. **Whereas**, the ground floor premises being roughly 2,000 sq. ft. (the ground floor is approximately 1,000 sq. ft and the cellar, which is accessed via a sidewalk hatch is approximately 1,000 sq. ft. with no patron use of the cellar, the cellar being used for storage only) there will be 20 tables with 40 seats and one bar with no (0) seats for a total of 40 patron seats; there is one (1) entrance that 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 hours of operation will be Fridays and Saturdays from 11 AM to 12 AM, Sundays from 11 AM to 11 PM, Mondays through Wednesdays from 5 PM to 11 PM and Thursdays from 5 PM to 12 AM; music will be recorded quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, and no movable barriers; no security personnel or doormen; there is no outdoor seating included with this application, the Applicant having met with the Jane Street Block Association and residents living across the street at 61 Jane Street, a large residential building, and agreed that any future outdoor seating would be only on the sidewalk on Hudson Street; and
- iv. **Whereas** the location has operated with a Restaurant Wine License since approximately 1992 under Frisolino Inc dba Piccolo Angolo (Lic. ID #0240-23-141938) which closed January 1, 2025; 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:
 - 18. Premises will be advertised and operated as a full-service restaurant with a focus on rotisserie chicken and vegetables with the kitchen open and full menu items available until closing every night.
 - 19. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 20. The hours of operation will be from Fridays and Saturdays from 11 AM to 12 AM, Sundays from 11 AM to 11 PM, Mondays through Wednesdays from 5 PM to 11 PM and Thursdays from 5 PM to 12 AM. All patrons will be cleared and no patrons will remain after stated closing time.
 - 21. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
 - 22. Any future outdoor seating will be on the sidewalk on Hudson Street only and will follow all rules and regulations of the Dining Out NYC program. Future sidewalk café will close

not later than 10 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.

23. There will be no future roadbed seating or sidewalk seating on Jane Street.
 24. Will play recorded background music at conversational levels only so as not to cause a disturbance in any adjacent residences at any time..
 25. Will not have televisions.
 26. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 27. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 28. Will not install or have French doors, operable windows or open facades.
 29. Will not make changes to the existing façade except to change signage or awning.
 30. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 31. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 32. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 33. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doormen.
 34. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 35. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
 36. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- 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 **59 active licensed premises** within 750 ft. and 5 pending licenses according to LAMP; the Applicant having met with the local block association and neighboring residents and easily reaching an agreement with them to have no roadbed or sidewalk seating on Jane Street, the closing hours and the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

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 **Cleo Restaurant LLC 621 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 in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 37 Board Members in favor.

6. 63 Bedford Rest LLC 63 Bedford St 10014 (OP–Restaurant) (Transfer)

- i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate an all-day restaurant specializing in rotisserie chicken and vegetables on the ground floor of a five (5)-story, mixed use, building with walk-up apartments (ca. 1886) on the northwest corner of Bedford and Morton Streets (Block #584/Lot #37), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. Whereas**, the ground floor premises being roughly 800 sq. ft., there will be 9 tables with 20 seats, one bar with 13 seats and four (4) seats at a window counter for a total of 37 patron seats; there is one (1) entrance that serves as patron ingress and egress and two (2) bathrooms; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. Whereas**, the hours of operation will be Sundays through Wednesdays from 11 AM to 11 PM and Thursdays through Saturdays from 11 AM to 12 AM; music will be recorded quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, and no movable barriers; no security personnel or doormen; in agreement with the local block association and neighboring residents there will be no outdoor seating at any time; and
- iv. Whereas** the location has operated with an On-Premises Restaurant Liquor License for approximately the past 18 years under Snack Company Bedford LLC dba Snack Taverna (Lic. ID #0340-21-119304); and
- v. Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of the On-Premises Restaurant Liquor License and those stipulations are as follows:
 - 1. Premises will be advertised and operated as a full-service restaurant with a focus on ingredients and sauces made tableside with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be Sundays through Wednesdays from 11 AM to 11 PM and Thursdays through Saturdays from 11 AM to 12 AM. All patrons will be cleared and no patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating now or in the future

5. Will play recorded background music at conversational levels only so as not to cause a disturbance in any adjacent residences at any time.
 6. Will not have televisions.
 7. Will have no more than 12 private parties per year.
 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 9. Will not install or have French doors, operable windows or open facades.
 10. Will not make changes to the existing façade except to change signage or awning.
 11. Will comply with NYC Department of Buildings Regulations and 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 **88 active licensed premises** within 750 ft. and 7 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 **63 Bedford Rest LLC 63 Bedford St 10014** unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Passed, 36 Board Members in favor, 1 abstention (C. Dignes).

7. 142 W 10th LLC 142 W 10th St 10014 (OP–Tavern)

- i. **Whereas**, the Applicant and Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for a new Tavern On-Premises Liquor License to operate a high-end cocktail bar in a residential neighborhood on the ground floor of a four (4)-story mixed-use building constructed in 1887

on W. 10th St. between Waverly St. and Greenwich Ave. (Block #610/Lot #7502), the building falling within NYC LPC's designated Greenwich Village Historic District; and

- ii. **Whereas**, the storefront premises is roughly 2,200 sq. ft. with 1,900 sq. ft. on the ground floor and 300 sq. ft in the basement, the basement being for storage purposes only with no patron use; there will be 15 tables and 23 seats and two (2) bars with 20 seats for a total seated patron occupancy of 43 persons and a legal occupancy of 74 persons;; there is one (1) entryway serving as both patron ingress and egress, one emergency exit and two (2) bathrooms; and
- iii. **Whereas**, the hours of operation will be from 12 AM to 2 AM Sundays through Saturdays (7 days a week); music will be from iPods/CDs/streaming services, DJs and live music at background levels; there will be no dancing, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security; there will be no sidewalk or roadway seating; and
- iv. **Whereas**, the premises has been licensed since 2022 as a fine-dining restaurant with an On-Premises Liquor License by the name of 142 Carriage House LLC dba The Carriage House (Lic ID # 0340-24-135705) with closing hours of 11 PM Sundays through Thursdays and 1 AM Fridays and Saturdays and with quiet background music from iPods/streaming services without DJs or live music or outdoor seating; and
- v. **Whereas**, the Applicant is the principal of two restaurants in CB2, Man., one of which (Bangkok Supper Club LLC, Lic ID #0340-23-128408) is an *Exceptional Cocktail Award Winner* from Michelin Guide, the instant application being to operate a high-end cocktail lounge where they can expand upon their award-winning cocktails; and
- vi. **Whereas**, the Applicant met with the local block associations who had concerns over the late night hours and with the method of operation being a cocktail lounge with DJs and live music in the middle of a residential neighborhood surrounded by ground floor residents, the premises had previously always been a restaurant with earlier restaurant hours; and
- vii. **Whereas**, hearing the concerns of the block associations, the Applicant reduced their hours to closing at 1 AM Sundays through Thursdays but could not agree to any further reduction in hours; the block associations, nearby residents and a resident of the building appeared to speak in opposition to the application, the resident of the building saying that there had been no outreach to any of the four (4) units in the building, there is no support from the residents of the building for a cocktail lounge with late hours, live music and DJs, there being young children in the building and adjacent residents; others also saying the hours are too late for this quiet residential block,, there is a preschool located a few doors over to the east and an ice cream store to the west on that block, the location being unsuitable for a cocktail lounge, the cocktail lounge being a destination establishment in the middle of the block will draw crowds from late afternoon until late night closing, the location being surrounded by many ground floor residential units given the residential nature of the block, there were concerns about patrons leaving late at night talking loudly in the street and for-hire vehicles causing

congesting and late night honking, the street having a bike lane, a parking lane and just one moving traffic lane; the Applicant unwilling to offer any further reduction in hours; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a On-Premises Tavern Liquor License for **142 W 10th LLC 142 W 10th St 10014**; and

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

Vote: Passed, 33 Board Members in favor, 3 against (R. Kessler, R. Sanz, E. Siegel), 1 abstention (W. Benesh).

8. 16 Bedford Corp. dba Aria, 16 Bedford St. 10014 (OP–Restaurant) (Alteration: DONYC–Roadway) (Lic ID #0340-22-114820)

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the application is for 8 tables and 16 seats in the roadbed adjacent to the curb on Bedford Street, the roadway café being 5' deep x 18' long, the Applicant has agreed to close any roadbed seating at 10 PM and to abide by all rules and regulations of the Dining Out NYC program including that there will be no host stands, bus or service stations on the sidewalk or in the roadbed, all service to outdoor patrons will be seated table service only and any waitstaff will serve only from within the Dining Out NYC roadway café boundaries with no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams; and
- iii. Whereas,** the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents due to waiving of basic safety requirements in certain circumstances, those procedures and guidelines for waiving those basic safety requirements not being made public or allowing for public input, with CB2, Man. having heard from numerous block associations including two local block associations for this location, that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iv. Whereas,** the instant application was heard at the same time as two other applications for roadway seating on the same block, all of which have the same primary principals and ownership, each of those applications including the necessity of an FDNY waiver, there is a roadway café application adjacent to this one at 14 Bedford Street (Good Luck Ribbon Corp dba Ariccia, Lic ID #0267-22-11107) and one across the street from the instant application at 21 Bedford Street (230 Bleecker Corp dba Cotenna, Lic ID #0340-22-103480); the FDNY

having written an internal memo on July 30, 2024 outlining a conditions waiver for applicants participating in the Dining Out NYC program who fail to comply with the 15' emergency travel lane as outlined in the Rules of the City of New York (RCNY) for the Dining Out NYC program; as outlined in that memo, *“listed below are criteria considered critical to relevant public and Stakeholders:*

1. *Variances sought for Roadway Café’s proposing to reduce the emergency travel lane width to less than 15’ (feet):*
 - 1.1. *The FDNY does not encourage the implementation of such variances.*
 - 1.2. *For subject applicants who exhibit a compliance hardship, the applicant shall design a Roadway Café with a shortened width of 6.5’ (feet) or less from the standard 8’ (feet).*
 - 1.3. *The maximum length of a frontage space shall be reduced to 20’ (feet) from 40’ (feet).*
 - 1.4. *The minimum spacing between cafés within one’s frontage shall be maintained at 6’ (feet).*
 - 1.5. *The minimum spacing between adjacent café’s (neighbors) maintained at 6’ feet*
 2. *Access and Roadway Markings for all Roadway Café’s and Sidewalk Café’s:*
 - 2.1. *Adequate access shall be maintained as per NYCDOB regulations for all Fire Department Connections (FDCs) ensuring such are visible from the street and unobstructed. FDCs shall be unobscured, free of obstructions and readily visible as required by Section FC912.2.1 of the Fire Code.*
 - 2.2. *All hydrants must be accessible, unobstructed and visible from the street with adequate clearance in compliance with NYC Administrative Code Section 15-205 and RCNY title 34 chapter 5 (5-11 design requirements)*
 - 2.3. *FDNY units have had trouble accessing areas where two outdoor dining structures are constructed across from one another on narrow roadways/streets. An offset of at least 15’ (feet), parallel to the direction of travel, shall be maintained for outdoor dining structures constructed across from one another on narrow streets.*
 - 2.4. *All building address numbers shall be plainly legible and visible from the street fronting the property as required by Section FC505.1*
 - 2.5. *Provide a standardized roadway marking in line with appurtenances such as Fire Department Connections (FDCs) and Fire Hydrants. The FDNY is concerned that the view of these appurtenances will be obstructed by the roadway café structures and their occupants.”; and*
- v. **Whereas**, the diagrams and information received for the instant application do not illustrate either the adjacent roadway café or the one located across the street from the instant application as that is not information Applicants are required to provide as part of the Dining Out NYC program; CB2, Man. has asked both DOT and FDNY to explain the process for looking at the applications requiring an FDNY waiver in a holistic manner; CB2 having many roadway cafés requiring FDNY waivers and the majority of these waivers are concentrated in groups on the same streets and blocks; CB2 to date has not received a response from either DOT or FDNY as to how these are being reviewed; and

- vi. Whereas, specifically in regards to the instant application, there is nothing indicating that the necessary 6' clearance between the two adjacent cafés at 14 Bedford and 16 Bedford (*item 1.5 above*) has been accounted for or that the 15' offset from the roadbed across the street at 21 Bedford (*item 2.3 above*) has been considered; it being unclear how the 15' offset is being accomplished and which Applicant's roadway café is being adjusted to account for the 15' offset as both the roadway café at 16 Bedford and 21 Bedford are located directly in front of their small storefronts and take up the entirety of the storefront width, neither being offset from the other; and
- vii. **Whereas**, CB2, Man. has significant concerns regarding life safety in instances such as this when there are multiple roadway cafés adjacent and across from each other on the same block; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the Alteration Application for Municipal Expansion for **16 Bedford Corp. dba Aria, 16 Bedford St. 10014**; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2, Man. respectfully requests that the members of the Authority reach out to both NYC DOT and FDNY for guidance on how the 15' emergency lane waiver is not posing a life safety risk and share that response for comment in advance of any final determination by the Members.

Vote: Unanimous, 37 Board Members in favor.

- 9. **Good Luck Ribbon Corp dba Ariccia 14 Bedford St 10014 (RW–Restaurant) (Alteration: DONYC–Roadway) (Lic ID #0267-22-111079)**
 - i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating as part of the Dining Out NYC program to their licensed premises; and
 - ii. **Whereas**, the application is for 6 tables and 12 seats in the roadbed adjacent to the curb on Bedford Street, the roadway café being 6'6" deep x 12'5" long, the Applicant has agreed to close any roadbed seating at 10 PM and to abide by all rules and regulations of the Dining Out NYC program including that there will be no host stands, bus or service stations on the sidewalk or in the roadbed, all service to outdoor patrons will be seated table service only and any waitstaff will serve only from within the Dining Out NYC roadway café boundaries with no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams; and
 - iii. **Whereas**, the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents due to waiving of basic safety

requirements in certain circumstances, those procedures and guidelines for waiving those basic safety requirements not being made public or allowing for public input, with CB2, Man. having heard from numerous block associations including two local block associations for this location, that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and

- iv. **Whereas**, the instant application was heard at the same time as two other applications for roadway seating on the same block all of which have the same primary principals and ownership, each of those applications including the necessity of an FDNY waiver, there is a roadway café application adjacent to this one at 16 Bedford Street (16 Bedford Corp. dba Aria, Lic ID #0340-22-114820) and another at 21 Bedford Street (230 Bleecker Corp dba Cotenna, Lic ID #0340-22-103480) which is across the street from the adjacent roadbed at 16 Bedford; the FDNY having written an internal memo on July 30, 2024 outlining a conditions waiver for applicants participating in the Dining Out NYC program who fail to comply with the 15' emergency travel lane as outlined in the Rules of the City of New York (RCNY) for the Dining Out NYC program; as outlined in that memo, *“listed below are criteria considered critical to relevant public and Stakeholders:*
1. *Variances sought for Roadway Café’s proposing to reduce the emergency travel lane width to less than 15' (feet):*
 - 1.1. *The FDNY does not encourage the implementation of such variances.*
 - 1.2. *For subject applicants who exhibit a compliance hardship, the applicant shall design a Roadway Cafe with a shortened width of 6.5' (feet) or less from the standard 8' (feet).*
 - 1.3. *The maximum length of a frontage space shall be reduced to 20' (feet) from 40' (feet).*
 - 1.4. *The minimum spacing between cafes within one’s frontage shall be maintained at 6' (feet).*
 - 1.5. *The minimum spacing between adjacent café’s (neighbors) maintained at 6' feet*
 2. *Access and Roadway Markings for all Roadway Café’s and Sidewalk Café’s:*
 - 2.1. *Adequate access shall be maintained as per NYCDOB regulations for all Fire Department Connections (FDCs) ensuring such are visible from the street and unobstructed. FDCs shall be unobscured, free of obstructions and readily visible as required by Section FC912.2.1 of the Fire Code.*
 - 2.2. *All hydrants must be accessible, unobstructed and visible from the street with adequate clearance in compliance with NYC Administrative Code Section 15-205 and RCNY title 34 chapter 5 (5-11 design requirements)*
 - 2.3. *FDNY units have had trouble accessing areas where two outdoor dining structures are constructed across from one another on narrow roadways/streets. An offset of at least 15' (feet), parallel to the direction of travel, shall be maintained for outdoor dining structures constructed across from one another on narrow streets.*
 - 2.4. *All building address numbers shall be plainly legible and visible from the street fronting the property as required by Section FC505.1*
 - 2.5. *Provide a standardized roadway marking in line with appurtenances such as Fire Department Connections (FDCs) and Fire Hydrants. The FDNY is concerned that*

the view of these appurtenances will be obstructed by the roadway café structures and their occupants.”; and

- v. **Whereas**, the diagrams and information received for the instant application do not illustrate either the adjacent roadway café or the one located across the street just south of the instant application as that is not information Applicants are required to provide as part of the Dining Out NYC program; CB2, Man. has asked both DOT and FDNY to explain the process for looking at the applications requiring an FDNY waiver in a holistic manner; CB2 having many roadway cafés requiring FDNY waivers and the majority of these waivers are concentrated in groups on the same streets and blocks; CB2 to date has not received a response from either DOT or FDNY as to how these are being reviewed; and
- vi. **Whereas**, specifically in regards to the instant application, there is nothing indicating that the necessary 6' clearance between the two adjacent cafés at 14 Bedford and 16 Bedford (*item 1.5 above*) has been accounted for or that any impacts on the siting of the instant application due to the 15' offset requirement from the roadbed across the street to the south at 21 Bedford (*item 2.3 above*) has been considered; it being unclear how the 15' offset between 16 Bedford and 21 Bedford is being accomplished; and
- vii. **Whereas**, CB2, Man. has significant concerns regarding life safety in instances such as this when there are multiple roadway cafés adjacent and across from each other on the same block; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the Alteration Application for Municipal Expansion for **Good Luck Ribbon Corp dba Ariccia 14 Bedford St 10014**; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2, Man. respectfully requests that the members of the Authority reach out to both NYC DOT and FDNY for guidance on how the 15' emergency lane waiver is not posing a life safety risk and share that response for comment in advance of any final determination by the Members.

Vote: Unanimous, 37 Board Members in favor.

10. 230 Bleeker Corp dba Cotenna 21 Bedford St 10014 (OP–Restaurant) (Alteration: DONYC-Roadway) (Lic ID #0340-22-103480)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the application is for 6 tables and 12 seats in the roadbed adjacent to the curb on Bedford Street, the roadway café being 5' deep x 13'1" long, the Applicant has agreed to close

any roadbed seating at 10 PM and to abide by all rules and regulations of the Dining Out NYC program including that there will be no host stands, bus or service stations on the sidewalk or in the roadbed, all service to outdoor patrons will be seated table service only and any waitstaff will serve only from within the Dining Out NYC roadway café boundaries with no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams; and

- iii. **Whereas**, the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents due to waiving of basic safety requirements in certain circumstances, those procedures and guidelines for waiving those basic safety requirements not being made public or allowing for public input, with CB2, Man. having heard from numerous block associations including two local block associations for this location, that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iv. **Whereas**, the instant application was heard at the same time as two other applications for roadway seating on the same block all of which have the same primary principals and ownership, each of those applications including the necessity of an FDNY waiver, there is a roadway café application across the street from the instant application at 16 Bedford Street (16 Bedford Corp. dba Aria, Lic ID #0340-22-114820) and another adjacent to 16 Bedford located at 14 Bedford Street (Good Luck Ribbon Corp dba Ariccia, Lic ID #0267-22-11107) ; the FDNY having written an internal memo on July 30, 2024 outlining a conditions waiver for applicants participating in the Dining Out NYC program who fail to comply with the 15' emergency travel lane as outlined in the Rules of the City of New York (RCNY) for the Dining Out NYC program; as outlined in that memo, *"listed below are criteria considered critical to relevant public and Stakeholders:*
 - 1. *Variances sought for Roadway Café's proposing to reduce the emergency travel lane width to less than 15' (feet):*
 - 1.1. *The FDNY does not encourage the implementation of such variances.*
 - 1.2. *For subject applicants who exhibit a compliance hardship, the applicant shall design a Roadway Cafe with a shortened width of 6.5' (feet) or less from the standard 8' (feet).*
 - 1.3. *The maximum length of a frontage space shall be reduced to 20' (feet) from 40' (feet).*
 - 1.4. *The minimum spacing between cafes within one's frontage shall be maintained at 6' (feet).*
 - 1.5. *The minimum spacing between adjacent café's (neighbors) maintained at 6' feet*
 - 2. *Access and Roadway Markings for all Roadway Café's and Sidewalk Café's:*
 - 2.1. *Adequate access shall be maintained as per NYCDOB regulations for all Fire Department Connections (FDCs) ensuring such are visible from the street and unobstructed. FDCs shall be unobscured, free of obstructions and readily visible as required by Section FC912.2.1 of the Fire Code.*

- 2.2. *All hydrants must be accessible, unobstructed and visible from the street with adequate clearance in compliance with NYC Administrative Code Section 15-205 and RCNY title 34 chapter 5 (5-11 design requirements)*
 - 2.3. *FDNY units have had trouble accessing areas where two outdoor dining structures are constructed across from one another on narrow roadways/streets. An offset of at least 15' (feet), parallel to the direction of travel, shall be maintained for outdoor dining structures constructed across from one another on narrow streets.*
 - 2.4. *All building address numbers shall be plainly legible and visible from the street fronting the property as required by Section FC505.1*
 - 2.5. *Provide a standardized roadway marking in line with appurtenances such as Fire Department Connections (FDCs) and Fire Hydrants. The FDNY is concerned that the view of these appurtenances will be obstructed by the roadway café structures and their occupants.”; and*
- v. **Whereas**, the diagrams and information received for the instant application do not illustrate the roadway café located across the street from the instant application as that is not information Applicants are required to provide as part of the Dining Out NYC program; CB2, Man. has asked both DOT and FDNY to explain the process for looking at the applications requiring an FDNY waiver in a holistic manner; CB2 having many roadway cafés requiring FDNY waivers and the majority of these waivers are concentrated in groups on the same streets and blocks; CB2 to date has not received a response from either DOT or FDNY as to how these are being reviewed; and
- vi. **Whereas**, specifically in regards to the instant application, there is nothing indicating that the 15' offset from the roadbed across the street at 16 Bedford (*item 2.3 above*) has been considered; it being unclear how the 15' offset is being accomplished and which Applicant's roadway café is being adjusted to account for the offset as both the roadway café at 21 Bedford and 16 Bedford are located directly in front of their small storefronts and take up the entirety of the storefront width, neither being offset from the other; and
- vii. **Whereas**, CB2, Man. has significant concerns regarding life safety in instances such as this when there are multiple roadway cafés adjacent and across from each other on the same block; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the Alteration Application for Municipal Expansion for **230 Bleeker Corp dba Cotenna 21 Bedford St 10014**; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2, Man. respectfully requests that the members of the Authority reach out to both NYC DOT and FDNY for guidance on how the 15' emergency lane waiver is not posing a life safety risk and share that response for comment in advance of any final determination by the Members.

Vote: Unanimous, 37 Board Members in favor.

11. Francis Louis LLC dba Anton's 570 Hudson St 10014 (OP-Restaurant) (Alteration: DONYC-Sidewalk) (Lic ID #0340-23-137491)

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing Restaurant Wine License to add sidewalk café seating to their licensed premises consisting of 34 seats in total as part of the Dining Out NYC program; and
- ii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Restaurant 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 13 tables and 26 seats on Hudson Street and 4 tables and 8 seats on West 11th Street, the premises being located on the southeast corner of Hudson and West 11th Streets.
 2. Hours of operation for the Dining Out NYC sidewalk will be from 11 AM to 10 PM Sundays through Saturdays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
 7. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
 8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for the alteration to the existing Restaurant Wine License for **Francis Louis LLC dba Anton's 570 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, 37 Board Members in favor.

12. Ubani Bistro Inc dba Ubani Bistro 259 Bleecker St 10014 (RW–Restaurant)

- i. Whereas,** the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 for a Restaurant Wine License to operate a full-service Georgian/French restaurant on the ground floor of a six (6)-story walk-up tenement building (ca 1904) on Bleecker Street between Jones and Cornelia Streets (Block #590/Lot #2), the building falling within NYC LPC’s designated Greenwich Village Historic District Extension II; and
- ii. Whereas,** the premises is approximately 2,200 sq. ft. with 1,100 sq. ft. on the ground floor connected by both an interior stairway and exterior sidewalk hatch to 1,100 sq. ft. in the basement, there being no patron use of the cellar; there will approximately 18 tables with 36 seats, one bar with eight (8) seats and four (4) counter seats in the interior restaurant and 6 tables with 12 seats in the enclosed rear yard for a total seated occupancy of 60 persons; there is one (1) entry which will serve as patron ingress and egress and one (1) bathroom; there is not outdoor seating as part of the Dining Out NYC program on the sidewalk or in the roadway included with this application; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. Whereas,** the proposed hours of operation will be from 8 AM to 11 PM Sundays through Wednesdays 8 AM to 12 AM Thursdays and 8 AM to 2 AM Fridays and Saturdays; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen; and
- iv. Whereas,** the storefront premises was previously operated from 2023 to 2024 as Savta NYC LLC dba Savta (Lic ID #0240-24-135952) and prior to that as Baker & Co (SN#1273385, exp. 3/31/24) with both of those restaurants closing no later than midnight, with the rear yard closing not later than 10 PM Sundays through Thursdays and 11 PM Fridays and Saturdays; and
- v. Whereas,** there is no Certificate of Occupancy or LNO showing use of the rear yard for eating and drinking purposes, the Applicant stating the rear yard is fully enclosed, to CB2’s knowledge there have been no work permits filed over the years to enclose the rear yard, CB2’s resolution from [April/2014](#) noting the rear yard as having a retractable awning located over the seating area and sound baffling materials around the sides; it being unclear how the rear yard is enclosed and what sort of soundproofing, if any, has been installed; there being concerns regarding the use of the rear yard in the later hours causing a disturbance to the immediately impacted surrounding residents with many of the surrounding buildings being old, tenement-style buildings; and
- vi. Whereas,** the local block association (Central Village Block Association) had concerns with the later hours of the instant application, the prior operators closing no later than midnight, the block having residents living in most of the upper floors of the buildings; the Applicant agreeing to close at 1 AM on Fridays and Saturdays instead of 2 AM, offering nothing earlier

for the rear yard saying that it is fully enclosed without a retractable roof without being able to demonstrate legal use or occupancy of that rear yard; and

vii. Whereas, CB2, Man. again reached out to the Applicant following the SLA Committee meeting to see if there could be a compromise reached of closing at 12 AM each night, the earlier hour helping to mitigate any disturbances to area residents, particularly noise coming from the rear yard, the Applicant having another Georgian restaurant on Bedford Street in CB2, Man. (CoffeefeNYC LLC dba Ubani, Lic ID # 0240-24-103697) which closes at 11 PM nightly; the Applicant agreeing to closing hours of 12 AM every night for the instant application; and

viii. Whereas, when presented with the stipulations including the agreed-upon closing hours of 12 AM 7 days a week, and CB2's standard language which included "no pitchers of beer" and "closing all doors and windows at all times" (the façade is fixed and the supplied questionnaire stated they had no plans to change it), the Applicant would not agree to sign the stipulations, their attorney citing specifically the prohibition on pitchers of beer and closing all doors and windows; in return the Applicant was provided revised stipulations removing "no pitchers of beer" and saying all doors and windows would close at 10 PM and they still would not sign the stipulations with no further explanation given; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Restaurant Wine License for **Ubani Bistro Inc dba Ubani Bistro 259 Bleecker St 10014**; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2, Man. respectfully requests that this item be calendared to appear before the Full Board of the NYSLA before any license, temporary or otherwise is issued to this Applicant.

THEREFORE, BE IT FURTHER RESOLVED, that if despite CB2, Man.'s objections to this Application, should the NYSLA not find good cause to deny this Application, CB2 Man. recommends in the alternative that the following stipulations be imposed on any future Restaurant Wine license for **Ubani Bistro Inc dba Ubani Bistro 259 Bleecker St 10014**

10. The hours of operation will be from 8 AM to 12 AM Sundays through Saturdays.
11. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
12. Any future outdoor seating as part of the Dining Out NYC program will follow all rules and regulations of the 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.
13. Will play recorded background music at conversational levels only, inclusive of any private parties or events.
14. Will not have televisions.
15. Will have not more than 24 private parties per year.
16. Will close all doors and windows at 10PM every night, allowing only for patron ingress and egress.

17. Will not make changes to the existing façade except to change signage or awning.
18. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.
19. Will not have occupancy in excess of any permits at any time on any floor.
20. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

Vote: Passed, 36 Board Members in favor, 1 against (R. Sanz).

13. Cengo Consulting NP LLC fka Nicholas Poulmentis or Entity To Be Formed dba Kythira 32 Grand St 10013 (OP–Restaurant)

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a Greek fine dining restaurant on the ground floor of a six (6)-story, mixed use building with walk-up apartments (ca. 1900) on the northwest corner of Grand and Thompson Streets (Block #476/Lot #45); and
- ii. **Whereas**, the ground floor and basement premises is approximately 3,500 sq. ft. connected by an interior stairway, there will be 16 tables with 55 seats and one bar with 9 seats for a total of 64 patron seats; there is one (1) entrance that serves as patron ingress and egress, one emergency exit and two (2) bathrooms; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. **Whereas**, the hours of operation will be Sundays through Wednesdays from 10 AM to 10 PM and Thursdays through Saturdays from 8 AM to 12 AM; music will be recorded quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, and no movable barriers; no security personnel or doormen; there will be no sidewalk or roadbed seating as part of the Dining Out NYC program; and
- iv. **Whereas** the location had previously been operated with an On-Premises Restaurant Liquor License years ago under Vallat Inc dba Café Noir (Lic. ID #0340-13-105360, exp. 1/31/2015) which had a problematic method of operation including loud music and parties; the method of operation of the instant application being a restaurant with background music; and
- v. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of the On-Premises Restaurant Liquor License and those stipulations are as follows:
 1. Premises will be advertised and operated as a full-service Greek restaurant focused on seafood and modern Greek cuisine with the kitchen open and full menu items available until closing every night.

2. The hours of operation will be Sundays through Wednesdays from 10 AM to 10 PM and Thursdays through Saturdays from 8 AM to 12 AM. All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating now or in the future
 5. Will play recorded background music at conversational levels only so as not to cause a disturbance in any adjacent residences at any time.
 6. Will not have televisions.
 7. Will not have private parties.
 8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 10. Will not install or have French doors, operable windows or open facades.
 11. Will not make changes to the existing façade except to change signage or awning.
 12. Will comply with NYC Department of Buildings Regulations and 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 or doormen.
 16. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 17. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
 18. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **52 active licensed premises** within 750 ft. and 7 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 **Cengo Consulting NP LLC fka Nicholas Poulmentis or Entity To Be Formed dba Kythira 32 Grand 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, 37 Board Members in favor.

14. Realmuto 117 7th Avenue South LLC 117 7th Ave S 10014 (RW–Restaurant) (Alteration: DONYC-Sidewalk) (Lic ID #0240-24-129655)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing Restaurant Wine License to add sidewalk café seating to their licensed premises consisting of 44 seats in total as part of the Dining Out NYC program; the Applicant met with neighboring residents and the West Village Residents Association and received their support of the application, that support was in part due to the Applicant’s agreement not to upgrade their liquor license to full liquor; 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 Restaurant 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 22 tables and 44 seats on 7th Avenue South between Christopher and West 10th Streets.
 2. Hours of operation for the Dining Out NYC sidewalk will be from 9 AM to 10 PM Sundays through Saturdays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
 7. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
 8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing Restaurant Wine License for **Realmuto 117 7th Avenue South LLC**

117 7th Ave S 10014, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor.

15. Bleecker Street Holdings LLC dba Emmett's 50 MacDougal St 10012 (RW–Restaurant)
(Alteration: DONYC–Sidewalk) (Lic ID #0240-23-140649)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing Restaurant Wine License to add sidewalk café seating to their licensed premises consisting of 12 seats in total as part of the Dining Out NYC program; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Restaurant 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 MacDougal Street between Prince Street and West Houston.
 2. Hours of operation for the Dining Out NYC sidewalk will be from 12 PM to 10 PM Sundays through Saturdays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
 7. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
 8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing Restaurant Wine License for **Bleecker Street Holdings LLC dba Emmett's 50 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, 37 Board Members in favor.

16. Likeminded Hospitality LLC dba Roscioli 43 MacDougal St 10012 (RW–Restaurant)
(Alteration: DONYC-Sidewalk)

- 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 seating consisting of 2 tables and 4 seats on King Street and 2 tables and 4 seats on MacDougal Street as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, there is an elevated part of the public sidewalk adjacent to the storefront where the Applicant intends to put the sidewalk seating in contradiction of the Dining Out NYC rules which state that a “sidewalk café should be level with the sidewalk. No platforms, flooring or other ground covering is permitted”; the Applicant stating the elevated area has been there for 80 years; the Dining Out NYC program being a new program, the seating needs to be ADA accessible, there being no ADA-compliant way to access the elevated part of the sidewalk without placing a ramp in the sidewalk clear path; the plans do not indicate any barrier and lip separating the elevated part of the sidewalk from the ground level portion which presents a safety issue where patrons, or someone in a wheelchair should they be able to access the area from the interior storefront, can slip off the side; additionally there are exhaust vents in the platform on MacDougal Street where the applicant intends to put the seating, which is not permitted as part of the Dining Out NYC rules; the provided diagram not indicating any aisle for waitstaff, the narrow width of the elevated platform (approximately 4') seeming to not leave room for tables, chairs, a barrier and the ability to maneuver within the elevated space without using the level sidewalk area or potentially falling off the elevated portion, issues were raised regarding the insurance for the elevated sidewalk café and whether or not it would be noted for insurance purposes that the seating was in an elevated area with no railings or lip; additionally, there is not the proper 8' clearance from the fire hydrant to the sidewalk café area; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Restaurant Wine License for **Likeminded Hospitality LLC dba Roscioli 43 MacDougal St 10012**; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2, Man. respectfully requests that this item be calendared to appear before the Full Board of the NYSLA before any license, temporary or otherwise is issued to this Applicant.

Vote: Unanimous, 37 Board Members in favor.

17. MCD Hospitality LLC dba Le Baratin 26 Greenwich Ave 10011 (OP–Restaurant)

(Alteration: DONYC-Sidewalk)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing Restaurant Wine License to add sidewalk café seating to their licensed premises consisting of 6 seats in total as part of the Dining Out NYC program; and
- ii. **Whereas**, there were many issues of non-compliance by this Applicant during the Covid pandemic continuing through to July/2024 when the Applicant last appeared before CB2, Man. for an alteration to his liquor license to add sidewalk seating, that application being withdrawn; since that time the Applicant has been operating in compliance with his liquor license stipulations which prohibited outdoor seating and did outreach to the local block association, gaining their support for the instant application, provided the executed stipulations are adhered to; 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 Restaurant 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 3 tables and 6 seats on Greenwich Avenue between Charles and West 10th Streets.
 2. Hours of operation for the Dining Out NYC sidewalk 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.
 3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
 7. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
 8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing Restaurant Wine License for **MCD Hospitality LLC dba Le Baratin 26 Greenwich Ave 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, 37 Board Members in favor.

18. Shosh NYC LLC dba Shosh NYC 41 Greenwich Ave 10014 (OP–Restaurant) (Class Change) (*appearance waived, heard in June with stipulations returned in July*)

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application for a class change to their existing Restaurant Wine license (Lic ID # 0240-25-103195) for a new On-Premises Restaurant Liquor License to continue to operate a reservation-only plant-based Mediterranean restaurant on the ground floor of a five (5)-story mixed-use building on Greenwich Avenue between Charles and Perry Streets (Block #612/Lot #64) the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. **Whereas**, the Applicant originally came to CB2 in October/2022 under the name of Anat Dishful for a Restaurant Wine application and had the support of the West 10th Street and Greenwich Neighbors Association at which time CB2 recommended approval of the application with stipulations, the Applicant then notified CB2 in May/2024 of the entity name change and submitted a new 30-day notice as the project had been delayed due to construction, the NYSLA requiring re-notification if more than 270 days has passed since the original notification, the Applicant re-signed the original stipulation agreement, affirming there was no change in principals, and has been open and operating at the location since September/2024, the instant application being an upgrade to full liquor, there being no other change to the method of operation; and
- iii. **Whereas**, the hours of operation will remain from 8 AM to 11 PM Mondays through Thursdays, 8 AM to 12 AM Fridays, 9 AM to 12 AM Saturdays and 9 AM to 11 PM Sundays; there are six (6) tables and 16 seats and one (1) bar with 12 seats for a total seated occupancy of 28 seats; music is quiet background only consisting of music from iPod/CDs; there is no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; there is no outdoor seating included with this application and currently no plan to have any exterior seating; and
- iv. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of the On-Premises Liquor License, with those stipulations are as follows:
 1. Premise will be advertised and operated as a full-service, plant-based Mediterranean / Middle Eastern-style restaurant.

2. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
3. The hours of operation are 8 AM to 11 PM Mondays through Thursdays, 8 AM to 12 AM Fridays, 9 AM to 12 AM Saturdays and 9 AM to 11 PM Sundays (all patrons will be cleared from the ground floor of the premises and no patrons will remain after stated closing time).
4. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
5. Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 10 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
6. There will be no roadbed seating.
7. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
8. Will have not more than 12 private parties per year.
9. Will not have televisions.
10. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
11. Will close all doors and windows at all times, allowing only for patron ingress and egress.
12. Will remove any planters or other objects placed in front of the commercial space at closing each night.
13. Will not install or have French doors, operable windows or open facades.
14. Will not make changes to the existing façade except to change signage or awning.
15. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
16. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
17. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
18. Will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged or any scheduled performances, no velvet ropes or metal barricades and no security personnel or doormen.
19. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

vii. Whereas, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **73 active licensed premises** within 750 ft. and 11 pending licenses according to LAMP, CB2 being unaware of any complaints regarding the establishment since its opening, the agreed upon hours and stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Restaurant Liquor License for **Shosh NYC LLC dba Shosh NYC 41 Greenwich Ave 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, 37 Board Members in favor.

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

19. San Paolo Hospitality LLC dba Ambra 569 Hudson St. 10014 (OP–Restaurant) (Change in Method of Operation: close 1AM, 7 days/week)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on July 8, 2025, the Applicant requested **to lay over** this application to August/2025 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **San Paolo Hospitality LLC dba Ambra 569 Hudson St. 10014** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 37 Board Members in favor.

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

Whereas, at this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on July 8, 2025, the Applicant’s Attorney requested **to lay over** this application to August/2025 in order for the Applicant to be able to attend the meeting and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Ad Hoc Collective LLC dba Ad Hoc 13 Christopher St 10014** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed

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

Vote: Unanimous, 37 Board Members in favor.

21. Slicehaus LLC dba Slicehaus 30 Carmine St. 10014 (RW–Restaurant)

Whereas, at this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on July 8, 2025, the Applicant requested to lay over this application to August/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 **Slicehaus LLC dba Slicehaus 30 Carmine 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, 37 Board Members in favor.

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

Whereas, prior to this month’s CB2, Man. SLA #2 Licensing Committee Meeting on July 8, 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 **Charlie Boy 263 LLC dba Charlie Boy 47 7th Ave South 10014** until the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 37 Board Members in favor.

23. Phil Neuman TBD Entity 34 8th Ave 10014 (OP–Restaurant)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on July

8, 2025, the Applicant requested **to lay over** this application to August/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 **Phil Neuman TBD Entity 34 8th Ave 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 37 Board Members in favor.

24. 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 July 8, 2025, the Applicant requested **to lay over** this application to August/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, 37 Board Members in favor.

25. Happy Cooking LLC dba Joseph Leonard 170 Waverly Place 10014 (OP–Restaurant) (Alteration: DONYC–Sidewalk)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on July 8, 2025, the Applicant requested **to lay over** this application to August/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 **Happy Cooking LLC**

dba Joseph Leonard 170 Waverly Place 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, 37 Board Members in favor.

26. George Marcel LLC dba Fairfax 234 West 4th St. 10014 (OP–Restaurant) (Alteration: DONYC–Sidewalk, Roadway)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on July 8, 2025, the Applicant requested to lay over this application to August/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 **George Marcel LLC dba Fairfax 234 West 4th St. 10014** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 37 Board Members in favor.

27. Penmanship LLC dba Jeffrey's Grocery 172 Waverly Place 10014 (OP–Restaurant) (Alteration: DONYC–Sidewalk)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on July 8, 2025, the Applicant requested to lay over this application to August/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 **Penmanship LLC dba Jeffrey's Grocery 172 Waverly Place 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, 37 Board Members in favor.

28. 357 W. Broadway LLC dba Pearl Box & Heroes 357 West Broadway 10013 (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Change in Method of Operation: Add Sidewalk)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on July 8, 2025, the Applicant requested **to lay over** this application to August/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 **357 W. Broadway LLC dba Pearl Box & Heroes 357 West Broadway 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, 37 Board Members in favor.

29. Deviled Foods LLC & SAJ Hospitality LLC dba Due West 189 W 10th St 10014 (OP–Restaurant) (Alteration: DONYC–Sidewalk)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on July 8, 2025, the Applicant requested **to lay over** this application to August/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 **Deviled Foods LLC & SAJ Hospitality LLC dba Due West 189 W 10th 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, 37 Board Members in favor.

STREET ACTIVITIES

- 1 *7.10-7.13.25 Club World Cup (Sponsor: Stuart Weissman, Spectrum Wide Productions, LLC), 1) Hudson St. bet. Gansevoort & W. 13th Sts. [curb lane only-E.]; 2) 9th Ave. bet. Gansevoort & W. 13th Sts. [curb lane only-E.]**

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 **Club World Cup (Sponsor: Stuart Weissman, Spectrum Wide Productions, LLC)**.

Vote: Passed, 36 Board Members in favor, 1 recusal (D. Raftery).

2. *7.12.25 – Row 7 Garleek Promo (Sponsor: Row 7 Seeds), Mott St. bet. Broome & Kenmare Sts, [SW & curb lane closure-E.]

Whereas, the applicant, a seed company that frequently does pop-up activations with restaurants, is seeking to hold a 1-day curb lane activation on July 12th in coordination with Thai Diner at the corner of Mott and Kenmare streets; and

Whereas, the activation will consist of a Japanese pickup truck filled with produce and greenery parked in the east curb lane of Mott near the corner with Kenmare; and

Whereas, alongside the truck, brand ambassadors will be handing out recipe cards and stickers, and talking to passers-by about how their produce is incorporated into Thai Diner’s menu, with a particular focus on the ingredient “garleek”, which is a mix between garlic and leek; and

Whereas, the activation will be live from 10 AM to 2 PM on Saturday, July 12th; and

Whereas, the activation will not include amplified sound, or food or drinks to be consumed on site; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Row 7 Garleek Promo (Sponsor: Row 7 Seeds)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, 37 Board Members in favor.

3. *7.19.25 – Dirty Cars Black Coffee (Sponsor: Buck Mason), 1) Broadway bet. Broome & Grand Sts. [curb lane only-E.]; 2) Broome St. bet. Broadway & Crosby St. [curb lane only-So.]

Whereas, the applicant, clothing company Buck Mason, is seeking to hold a 1-day curb lane activation on July 19th to celebrate the opening of its new store at 486 Broadway; and

Whereas, the activation will consist of six classic cars parked in front of the new store, with three cars in the east curb lane of Broadway between Broome and Grand streets, and three cars in the south curb lane of Broome between Broadway and Crosby street; and

Whereas, the applicant is seeking to have the cars parked in the curb lane from 7 AM to 12 PM; and

Whereas, the vintage cars will not be wrapped with any advertising; and

Whereas, the activation will not include amplified sound, or food or drinks to be consumed on site – though the applicant plans to give away free coffee inside the store; and

Whereas, the applicant has agreed to use rope and stanchions for line management, if needed; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Dirty Cars Black Coffee (Sponsor: Buck Mason)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, 37 Board Members in favor.

4. *7.19.25 – The Woobles (Sponsor: Good Kids), W. 8th St. bet. 5th & 6th Aves. [partial SW closure-No.]

Whereas, the applicant, representing clothing company The Woobles, is seeking to hold a 1-day curb lane activation on July 19th in coordination with a private, indoor function being held for some of their customers at the Ideal Glass gallery at 9 West 8th street; and

Whereas, the activation will consist of a branded panel van parked in front of the gallery at 9 West 8th street; and

Whereas, the applicant is seeking to have the van parked in the curb lane from 8 AM to 8:30 PM; and

Whereas, there will be no other activity in the curb lane associated from the van, including no food, drink, or amplified sound, and the applicant explained that the main function of the van was to serve as a “beacon” for the indoor event; and

Whereas, the applicant expects 1,500 attendees throughout the day that will be scheduled in 150-person batches, and no walk-up attendees will be allowed; and

Whereas, the applicant has dedicated 1/3rd of the indoor space for the queue line so that no outdoor queuing will be required; and

Whereas, the applicant plans to have a significant security presence on site; now

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

Vote: Unanimous, 37 Board Members in favor.

5. *7.22-7.29.25 – Wooster Event (Sponsor: Marty Barnes Inc.), Wooster St. bet. Prince St. & W. Broadway [curb lane only-E.]

Whereas, the applicant is seeking a curb lane closure for production parking in support of a 3-day pop-up from July 25th to July 27th being held inside at 152 Wooster; and

Whereas, the indoor pop-up will consist of a poetry reading and book exchange involving singer / songwriter Gracie Abrams; and

Whereas, the applicant is seeking to have the van parked in the curb lane from 8 AM to 8:30 PM; and

Whereas, the pop-up is expected to be open from 11 AM to 7 PM each day; and

Whereas, though the event seems likely to draw a significant number of attendees, the applicant did not appear to have a line management in place, and stated that securing rope & stanchions, as well as a SAPO permit for a partial sidewalk closure for line management, were both too expensive to apply for; and

Whereas, many prior pop-ups similar to this one have caused significant disruption even with a line management plan, so it is concerning to CB2 that the applicant in this case would not consider such a plan for this event; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Wooster Event (Sponsor: Marty Barnes Inc.)**.

Vote: Unanimous, 37 Board Members in favor.

6. *7.22.25 – EOS Gansevoort Plaza (Sponsor: IDEKO Productions LLC), W. 12th/W. 13th Sts. Gansevoort Pedestrian Plaza [full]

Whereas, the applicant, representing skincare brand EOS, is seeking to hold a one-day pop-up activation, in conjunction with the launch of a new pistachio scent, on the Gansevoort Pedestrian Plaza on Tuesday, July 22nd; and

Whereas, attendees will have the view a branded, specially-made ice sculpture, displaying some of EOS's products inside the ice; and

Whereas, attendees will also have the opportunity to get free popsicles at a “popsicle bar” from a local popsicle vender, as well as the opportunity to scan a QR code that will allow them to sign up to receive a free 16 oz. bottle of EOS cream; and

Whereas, 10 brand ambassadors will be onsite alongside 5 security guards; and

Whereas, the activation will be live from 11 AM to 3 PM each day, with load-in beginning at 6 AM and load-out complete by 6 PM; and

Whereas, amplified sound will be in the form of ambient music (no DJ) from 11 AM to 3 PM only; and

Whereas, though the applicant believed a large line would not form given the event happening on a Tuesday and the fact that they do not believe attendees to stay more than 10 minutes, they agreed to cut off the line should it run too long; and

Whereas, the applicant has a full sanitation plan including 8 trash cans placed throughout the plaza and trash pick-up times at 1 PM and 4:30 PM; now

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

Vote: Passed, 36 Board Members in favor, 1 recusal (D. Raftery).

7. *7.24.25 – Reset Capsule (Sponsor: World of Good Brands, LLC), Astor Place Plaza (No.), Note: 8th St. & Lafayette Sts. [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 **Reset Capsule (Sponsor: World of Good Brands, LLC)**.

Vote: Unanimous, 37 Board Members in favor.

8. *7.26.25 – Denim Tears x Hot 97 Block Party (Sponsor: Denim Tears Inc.), Spring St. bet. Thompson St. & W. Broadway [full street closure]

Whereas, the applicant, Denim Tears, a clothing store located at 176 Spring street in Soho, in conjunction with radio station Hot 97, is seeking to hold a multi-block “block party” consisting of a single-block festival adjacent to a large street event on two neighboring blocks, effectively forming a single large event; and

Whereas, the event is planned to take place on the blocks of Spring between West Broadway and Thompson street and between Thompson and Sullivan streets; and

Whereas, the event is planned for Saturday, July 26th, between the hours of 1 PM and 10 PM; and

Whereas, the event will feature a number of elements on the street, including food and drink stalls, a stage with a DJ / performers, games, other entertainment, and a VIP area, necessitating the full closure of these two adjacent blocks throughout the day; and

Whereas, there will be amplified sound throughout the 9-hour period of the event from the stage with multiple DJs and performers throughout the day; and

Whereas, the event is likely to draw thousands of attendees throughout the day; and

Whereas, the applicant has hired 20+ security guards to staff the event throughout the day; and

Whereas, the proposed location for this traffic represents a dense residential and mixed-use area which already sees significant pedestrian traffic, especially on Saturdays in the summer; and

Whereas, the applicant had not yet performed significant outreach to surrounding neighbors and business, despite the high level of disruption likely to be caused by the event; and

Whereas, the single block festival permit which is being requested for one of the two blocks requires such event to be thrown by a nonprofit, which does not appear to be the case in this instance, though the applicant said they were working with a nonprofit in order to qualify for this type of event; and

Whereas, SAPO has for several years, including this year, embargoed any new multi-block festivals, a stance which is generally supported by the community to guard against the proliferation of large, disruptive events; and

Whereas, CB2 finds it highly concerning that the applicant is attempting to combine a large Street Event with an adjacent Single Block Festival which effectively uses two different event types to create a multi-block event in a manner that circumvents SAPO's embargo; and

Whereas, despite the proposed inclusion of a non-profit partner in order to qualify for a Single Block Festival permit, the overall event seems to clearly be a for-profit event involving a for-profit clothing store and a for-profit radio station; and

Whereas, CB2 is deeply concerned about the precedent that would be set by SAPO approving what is effectively a multi-block event; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Denim Tears x Hot 97 Block Party (Sponsor: Denim Tears Inc.)**.

Vote: Unanimous, 37 Board Members in favor.

9. *7.26.25 – Youth to The People-Camp on The Block at Gansevoort Plaza (Sponsor: Kin Studios Creative, LLC), 1) W. 12th/W. 13th Sts. Gansevoort Pedestrian Plaza [full]; 2) Greenwich St. bet. Gansevoort & Horatio Sts. [curb lane only-E.]

Whereas, the applicant, representing California-based skincare brand Youth to the People, is seeking to hold a one-day pop-up activation, in conjunction with the launch of a new sunscreen product, on the Gansevoort Pedestrian Plaza on Saturday, July 26th, and

Whereas, the theme of the activation will be “Camp Youth” and will be inspired by the aesthetics of a campground, with various photo moments and other camp-inspired activities for attendees as well as the opportunity to sample free products; and

Whereas, in terms of food/drink, attendees will have the chance to sample non-alcoholic spritzers at a bar sponsored by Olipop; and

Whereas, the activation will consist of 2-3 private, invite-only hours starting around 1 PM, and with the activation open to the public from around 3:30 to 7 PM; and

Whereas, load-in will begin from 5-6 AM, though much of the set is pre-built and they do not expect a noisy build at that time, and load-out will be complete by 10:30 PM; and

Whereas, the applicant expects around 500 attendees in total throughout the day; and

Whereas, for efficient line management, the applicant will allow guests to RSVP ahead of time for a slot, which will allow them to get expedited entry to the event; and

Whereas, multiple brand ambassadors will be onsite alongside 4 security guards; and

Whereas, there will be a DJ playing amplified music from 2-7 PM, though at a reasonable volume; and

Whereas, the applicant agreed to cut off the queue lines should they run too long; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Youth to The People-Camp on The Block at Gansevoort Plaza (Sponsor: Kin Studios Creative, LLC)**, **provided** that the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Passed, 35 Board Members in favor, 2 recusals (E. Olson, D. Raftery).

10. *7.27.25 – Hourglass Cosmetics at 14 Prince Street (Sponsor: BMF Media Group LLC), Prince St. bet. Elizabeth St. & Bowery [curb lane only-So.]

Whereas, the applicant, on behalf of cosmetics brand Hourglass, is seeking to hold a matcha cart activation at 14 Prince, in conjunction with a private event being held inside the store; and

Whereas, the activation is expected to consist of a matcha cart on the south sidewalk of Prince, giving out free matcha drinks from 11 AM–4 PM on Sunday, June 27th; and

Whereas, additionally, at the same time, the applicant plans to have a “photo wall” on the east sidewalk of Elizabeth street, against the wall of the store, where passers-by can take photos, from 10 AM- 6 PM on the same day; and

Whereas, the applicant expects around 300-500 attendees to the event; and

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

Whereas, the applicant plans to have 3 security guards on site to manage the line queue; and

Whereas, the applicant recognized that the original permit filed with SAPO was not fully covering the area in which they wanted to activate, and was working with SAPO to ensure the permits were properly filed; and

Whereas, the applicant said they would perform outreach to surrounding business and residents; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Hourglass Cosmetics at 14 Prince Street (Sponsor: BMF Media Group LLC),, provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Therefore Be it Further Resolved that CB2 Manhattan suggests that the applicant consider moving the matcha cart and photo moment to be adjacent to each other, rather than around the corner so that a single queue can be used for both.

Vote: Unanimous, 37 Board Members in favor.

11. *8.3.25 – Cornelia Street Block Party (Sponsor: Fraser King), Cornelia St. bet. Bleecker & W. 4th Sts. [full street closure]

Whereas, the applicant, a resident of Cornelia Street between Bleecker and West 4th Streets, is seeking to hold a block party on Sunday, August 3rd; and

Whereas, setup will begin at 12:30 PM, with the block party taking place from 1 PM to 9 PM, and breakdown complete by 9:30 PM; and

Whereas, the applicant expects approximately 300-400 attendees; and

Whereas, activities on the street will consist of tables and chairs for residents to bring their own food to eat, and music played from a Spotify playlist; and

Whereas, the applicant has a safety plan and volunteers will be on the block to assist with setup and breakdown; and

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

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

Whereas, the applicant has obtained over 200 signatures of support for the event; and

Whereas, the applicant has obtained a letter of support from the Central Village Block Association; now

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

Vote: Unanimous, 37 Board Members in favor.

12. *8.9.25 – Carmine Street Cookout (Sponsor: Food with Fam), Carmine St. bet. Bedford & Bleecker Sts. [SW & curb lane closure-E.]

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 **Carmine Street Cookout (Sponsor: Food with Fam)**.

Vote: Unanimous, 37 Board Members in favor.

13. *8.14-8.15.25 – Cosmetic Pop-Up Promotion (Sponsor: Gio-Art Promotions Inc. on behalf of cosmetics co.), Astor Place Plaza (So.) [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 **Cosmetic Pop-Up Promotion (Sponsor: Gio-Art Promotions Inc. on behalf of cosmetics co.)**.

Vote: Unanimous, 37 Board Members in favor.

14. *8.15-8.17.25 – Dairy Boy Event at 131 Greene St. (Sponsor: Parti LLC), Greene St. bet. Prince & W. Houston Sts. [SW & curb lane closure-W.]

Whereas, the applicant is seeking a partial sidewalk and curb lane closure for production parking and to support a line with ropes and stanchions for a three-day pop-up being held at Shopify’s pop-up space at 131 Greene Street from Friday, August 15th through Sunday, August 17th; and

Whereas, the pop-up is expected to be open no later than 6:30 PM each night; and

Whereas, the applicant is expecting around 1,000 guests over the 3-day pop-up; and

Whereas, the applicant will employ ropes and stanchions to manage the line around the sidewalk; and

Whereas, the applicant is also employing an online reservation system in order to better manage the line; and

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

Whereas, the activation will not include amplified sound; and

Whereas, the applicant, when made aware of prior activations at this space that had resulted in a full street closure, stated that under no circumstances would that occur in this case; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Dairy Boy Event at 131 Greene St. (Sponsor: Parti LLC), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, 37 Board Members in favor.

15. *9.21.25– NYC Century (Sponsor: Transportation Alternatives), 10th bet. Gansevoort & Little W. 12th Sts. [full street closure] (addition to agenda)

Whereas, the applicant, non-profit Transportation Alternatives, is seeking to hold its 31st annual “NYC Century” ride, where participating cyclists will ride various routes throughout New York City; and

Whereas, this year, the applicant is partnering with the Meatpacking BID to coordinate activations related to both the start and finish of the NYC Century ride, which will require separate street closures for both the start and finish; and

Whereas, the starting line will be situated on Gansevoort Street between 10th Avenue and Washington Street, with cyclists leaving in waves throughout the morning beginning at 6 AM and concluding by 10 AM; and

Whereas, the finish line, along with an associated “finish festival” involving food & drink, will be located on 10th Avenue between Gansevoort and Little West 12th Streets from 11 AM to 6 PM, with breakdown complete by 8 PM; and

Whereas, the applicant has applied for an amplified sound permit throughout the course of entire day; and

Whereas, food and drink will be available to participants at the finish festival, with the final lineup still being decided upon but with the intention to prioritize local vendors; and

Whereas, the applicant is expecting around 1,800 participants, who will start and finish the ride in waves, limiting the amount of people present at the start / finish events at any given time; and

Whereas, the applicant plans to have a significant number of security guards present, as well as leadership, staff and volunteers from the applicant itself, and a number of trained marshals to guide cyclists throughout the course; and

Whereas, the applicant has been closely coordinating with the Whitney Museum to ensure minimum disruption given the proximity of the start and finish events to the Whitney; and

Whereas, the applicant has a detailed sanitation plan with a “leave no trace” philosophy; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **NYC Century (Sponsor: Transportation Alternatives)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Passed, 36 Board Members in favor, 1 recusal (J. Liff).

**16. 9.27.25 – CVBA Block Party Concert (Sponsor: Central Village Block Association),
Cornelia St. bet. Bleecker & W. 4thSts. [full street closure]**

Whereas, the applicant, the Central Village Block Association (represented by two residents of Cornelia Street including the president of the CVBA), is seeking to hold a block party on Saturday, September 27th; and

Whereas, setup will begin no earlier than 6 AM and breakdown complete no later than 9 PM; and

Whereas, the applicant held this event 10+ times from 2005-2016, but halted it due to COVID and is now looking to restart it; and

Whereas, the applicant is looking to set up a small stage with around 100 chairs for the performance of acoustic music; and

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

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

Whereas, the applicant will continue to do outreach to the block ahead of the event; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval CVBA Block Party Concert (Sponsor: Central Village Block Association)**, provided that the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, 37 Board Members in favor.

FYI / RENEWALS

17. 8.16.25 – Bleecker St Summer Fair (Sponsor: Our Lady of Pompeii Church), 1) Bleecker St. bet. 6th Ave. & 7th Ave. S0. [full street closure]; 2) Carmine St. bet. Bedford St. & 6th Ave. [full street closure]
18. 8.17.25 – 136th Annual Feast of St Rocco Block Party (Sponsor: St. Rocco Society of Potenza Inc.), Baxter St. bet. Canal & Hester Sts. [full street closure] Note. In front of Most Precious Blood Church
19. 8.18.25 – Movies on the Cobble No. 9 (Sponsor: Meatpacking District Management Association), W. 12th/W. 13th Sts. Gansevoort Pedestrian Plaza [full]
20. 8.23.25 – Broadway Festival (Sponsor: Greenwich Village Chamber of Commerce), Broadway bet. E. 14th St. & Waverly Pl. [full street closure]
21. 8.24.25 – 4th Avenue Fair (Sponsor: Transportation Alternatives), 4th Ave. bet. E. 9th & E. 14th Sts. [full street closure]
22. 8.28.25 – The New School 28th Annual Block Party (Sponsor: The New School University), W. 12th St. bet. 5th & 6th Aves. [full street closure]
23. 8.29.25 – CAS Block Party (Sponsor: NYU College of Arts and Science), Greene St. bet. Washington Pl. & W. 4th St. [SW & street closure-both]
24. 8.30.25 – Broadway Village Fair (Sponsor: Congress of Racial Equality), Broadway bet. E. 14th St. & Waverly Pl. [full street closure]
25. 9.5.25 – NYU Welcome Back Bash (Sponsor: NYU Center for Student Life), W. 3rd St. bet. LaGuardia Pl. & Mercer St. [SW & street closure-both]
26. 9.21.25 – The Urban Bear Street Festival (Sponsor: Community Health Project Inc., dba Callen Lorde Community Health Center), Little W. 12th St. bet. 10th Ave. & Washington St. [full street closure]
27. 9.21.25 – Cycle for the Cause (Sponsor: The LGBT Community Center: Cycle for the Cause), W. 13th St. bet. Greenwich & 7th Aves. [full street closure]

28. 9.27.25 – Bleecker Street Fair (Sponsor: Village Center for Care), Bleecker St. bet. 7th Ave. So. & 8th Ave. [full street closure]

29. 9.28.25 – Portuguese SoHo (Sponsor: Arte Institute Inc.), Sullivan St. bet. Prince & Spring Sts. [full street closure]

Whereas, these events have been held previously and no major 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, 37 Board Members in favor for #17-18, 20-29; #19, passed, 1 recusal (D. Raftery).

STANDING COMMITTEE REPORTS WITHOUT RESOLUTIONS

SCHOOLS & EDUCATION

Chair Patricia Laraia introduced Julia Conrad and Emma Gossett from the NYC Independent Budget Office (IBO), who shared findings from their report “Utilization Up, Capacity Down,” examining trends in 3K and Pre-K programs. While 3K enrollment rose slightly, capacity declined, and Pre-K saw stagnant enrollment with reduced capacity. Fill rates improved, but mainly because fewer seats were available—not because more students enrolled. The IBO noted that many families are offered seats far from home, limiting actual attendance, and stressed the need for better outreach and demand-based seat planning.

The presentation also explained that early 3K expansion relied heavily on federal stimulus funds, which have now been replaced by city and state dollars. The FY2025 executive budget includes funding for extended day programs, families without offers, and DOE outreach—but concerns remain about whether those funds will be effectively spent. Committee members, including Juliet Kaye, emphasized the need for more localized, data-informed planning to address gaps in access and better match seat locations to neighborhood needs.

Patricia then reviewed capital and expense funding requests from CB2 schools for FY2027, including technology upgrades, gym and HVAC improvements, and accessibility renovations. Schools mentioned included PS 3, PS 41, PS 130, 75 Morton, multiple high schools, and two D75 programs. The committee also reaffirmed priorities like class size reduction, arts funding, science of reading curriculum, and 3K expansion. Patricia noted the committee will follow up with schools in August and revisit advocacy priorities in September after FY2026 funding decisions are released.

Business session: CB 2 Schools and Ed Committee met in business session to discuss how to prioritize the District Needs for CB 2 Schools.

Schools & Education Committee • Capital and Expense Priorities

Capital

1. Allocate funds for technology improvement, including smart boards for Harvey Milk High School, devices, connectivity, laptops, and computers for Harvest Collegiate High School. (NYC DOE)
2. Allocate funds to create a sensory gym at PS 3 Charrette School for their students in the ASD Horizon D2 program. (NYC DOE)
3. Allocate funds to upgrade the air conditioning system in the gymnasium (shared by Chelsea Career and Technical School and NYC iSchool). Level the flooring and replace the seats with bleachers to improve functionality. (SCA)
4. Allocate funds to upgrade windows on the building and light fixtures at PS 130 Hernando Desoto School. This will be included in the SCA 5-year plan (SCA)
5. Allocate funds for Manhattan School for Career Development (751M@323):
 - a. Health & Wellness Studio: Multi-purpose recreational space for students to participate in movement and mindfulness. (SCA)
 - b. Student Success Lounge: Space to promote literacy, digital citizenship, and success on assessments. Electrical reconfiguring, adaptive seating, and technology will be needed. (SCA)
 - c. Sensory Hallway: Built in sensory activities in hallways to help students self-regulate as a part of our SEL supports for students. (SCA)
6. Allocate SCA funds to renovate the cafeteria and lobby at M721 Occupational Training Center with: (1) accessibility upgrades, (2) sensory-friendly design elements, and (3) age-appropriate modifications to better serve our special needs students' social-emotional and sensory requirements. (SCA)
7. Allocate funds for the creation of a 100,000 square foot school to be built at/near the corner of Bleecker Street and LaGuardia Place on land reserved for such use during the 2012 rezoning undertaken by New York University. (SCA)
8. Allocate funds to 75 Morton to move forward with the approved playground project (start date pending) and to upgrade classroom smart boards, though they don't have cost estimates for the technology updates as yet. (SCA) + (NYC DOE)

Expense

1. Allocate funding to reduce class size city wide at an estimated cost of \$137 million for hiring teachers, covering only about 1,300 out of the estimated 10,000 to 12,000 teachers needed. Prioritizing first elementary schools, middle schools then high schools within District 2 within the five-year phase-in period ending in 2028. (NYC DOE)

2. Allocate funds for the NYC Men Teach to recruit, train, and retain talented non-traditional public school educators in order to close the representation gap between our students and those who teach them. (NYC DOE)
3. Allocate funds for teacher training and for reading and writing curricula aligned with the science of reading and structured literacy practices. (NYC DOE)
4. Allocate funds to maintain the most recent baseline funding for arts education (\$41 million, FY25). (NYC DOE)
5. Allocate funds for the City Environment Quality Review (CEQR) process for funding, siting, and building new public schools. (NYC DOE)
6. Allocate funds for an array of before-and-after school activities across all grade levels that are free of charge to students and families. (NYC DOE)

Respectfully submitted,

Brian Pape, Assistant Secretary; Mark Diller, District Manager Community Board #2, Manhattan

