

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

FULL BOARD MEETING AGENDA

DATE: Thursday, September 18, 2025
TIME: 6:30 PM
PLACE: In Person at NYU Gould Welcome Center, 50 West 4th Street, and via Zoom

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

II. ADOPTION OF AGENDA

III. REPORTS TO THE PUBLIC

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

BUSINESS SESSION

IV. APPROVAL OF THE JULY FULL BOARD MINUTES

V. RESOLUTIONS FROM STANDING COMMITTEES

- | | |
|-----------------------------------|-----------------|
| 1. Landmarks | Chenault Spence |
| 2. Land Use | Eugene Yoo |
| 3. Street Activities & Resiliency | William Benesh |
| 4. Parks & Waterfront | Rich Caccappolo |
| 5. SLA Licensing | Donna Raftery |
| 6. Cannabis Licensing | Mar Fitzgerald |

VI. APPROVAL OF THE AUGUST 2025 EXECUTIVE COMMITTEE RESOLUTIONS

VII. NEW BUSINESS

VIII. ADJOURNMENT

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

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

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

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



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LANDMARKS COMMITTEE

SEPTEMBER 2025

The Landmarks Committee held the September meeting on September 11, 2025, by hybrid video conferencing from the CB2 conference room.

Committee Members Present: Chenault Spence (Chair) (remote), Susan Gammie (Vice-chair) Brian Pape.

Members Absent with Notice: Anita Brandt, Eugene Yoo, Bo Riccobono.

Members Absent without Notice: None

Public Members Present: none

Public Members Absent with notice: Albert Bennett,

A quorum was not present.

1. *540 Hudson Street (Greenwich Village Historic District) – Application is to install a vinyl mural on a storefront. **(Withdrawn).**

2. *19 W. 12th St. (Greenwich Village Historic District) – Application is to replace the existing front facade cornice.

Whereas:

A. There are two wooden cornices, one below the top floor windows and the second at the top of the facade, not of historic design and in poor repair; and

B. The proposal is to remove the lower cornice, expose the masonry, and replace the upper cornice with a white fiberglass cornice in a design that is not correct for the period and style of the house;

C. The house is one of three of a row of non-matching houses between two apartment buildings which houses have a unity of period and general design; and

D. The other two houses have dark appropriate cornices and the grouping would be enhanced with a similar design and color; and

- E. A return at the ends of the cornice is desirable in that it does not align with the cornice to the west and there is a recessed apartment building to the east; and
- F. The use of a non-historic material (fiberglass) on a row house will be evident to passersby and is most unfortunate; and
- G. The condition of the masonry beneath the lower cornice is not known and will likely require some restoration;

Now therefore be it resolved that CB2 recommends:

- A. Approval of the removal of the existing non-historic cornices; and
- B. Replacement of the upper cornice with a design, with returns, that is appropriate to the period of the house and in a dark color so that it is consistent with the general appearance of the cornices of the two houses adjacent; and
- C. That metal or wood be considered instead of fiberglass and, if this is not done, that care is taken that it is carefully detailed and that the surface finish and paint give the appearance of wood; and
- D. That careful restoration of the faced be undertaken for the area when the lower cornice is removed.

Unanimous

3. *102 Greene St. – (SoHo Cast Iron Historic District) – Application is to replace the cast iron steps with diamond plate. (Withdrawn)

4. *71 W. 11th St. (Greenwich Village Historic District) – Application to install a new wheelchair lift, restore historic door enframing, rear façade work to install new elevator, and install new windows at the rear façade. (Withdrawn)

5. *277 Canal St. (SoHo Cast Iron District Extension) – Application is to create an accessible entrance, a subway station and to vertically enlarge the existing three-story commercial building. (Withdrawn)

Business Session:

***232 W. 11th St. (Greenwich Village Historic District) – A revocable consent application to install a large trash receptacle. (Already reviewed)**

The applicant has made changes in the size and placement of the trash receptacle recommend at the hearing and therefore CB2 recommends that DOT approve a revocable consent for the placement of the receptacle on the sidewalk.

*Discussion of FY27 District Needs Statement and FY27 Budget Priorities

The Committee will submit a proposal for funding for identification of Landmarks violations in the district and enforcement.

Respectfully Submitted,



Chenault Spence, Chair, Landmarks Committee

DRAFT

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



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LAND USE & HOUSING COMMITTEE

August 2025 Report to Full Board

Manhattan Community Board 2 Land Use & Housing committee met Wednesday, August 13, 2025 @ 6:30 PM in person at CB 2's Conference Room and virtually via Zoom.

Land Use committee members present: Eugene Yoo (Chair), Katy Bordonaro (Vice Chair), Carter Booth, Arturo Fernandez, Donna Raftery, Bo Riccobono, and Susan Wittenberg
Land Use members present via Zoom: Frederica Sigel (counts for quorum) and Sean Sweeney
Land Use committee members absent with notice: Anita Brandt, Stella Fitzgerald, David Gruber and

CB2 members present: Valerie De La Rosa (CB2 Board Chair) and Susan Kent (Former CB2 Board Chair), Ritu Chattree, and Nina Chen

CB2 members present: Valerie De La Rosa (CB2 Board Chair) and Susan Kent (Former CB2 Board Chair)

1. **Discussion of Resolution for 51 Little West 12th Street, New York, NY 10014** – Application to the Board of Standards and Appeals (BSA) for a Zoning Variance pursuant to ZR 72-21 to permit the construction of a 14-story, mixed-use commercial and residential building in an M1-5 Zoning District. There will be a vote on this item at the September meeting.

September 2025 Report to Full Board

Manhattan Community Board 2 Land Use & Housing committee met Wednesday, September 10, 2025 @ 6:30 PM in person at CB 2's Conference Room and virtually via Zoom.

Land Use committee members present: Eugene Yoo (Chair), Katy Bordonaro (Vice Chair), Carter Booth, Arturo Fernandez, Stella Fitzgerald, Donna Raftery, Sean Sweeney, and Susan Wittenberg

Land Use members present via Zoom: Frederica Sigel

Land Use committee members absent with notice: David Gruber and Bo Riccobono

Land Use committee members absent without notice: Anita Brandt

CB2 members present: Valerie De La Rosa (CB2 Board Chair) and Susan Kent (Former CB2 Board Chair)

Resolution on 51 Little West 12th Street

1. **Discussion of Resolution for 51 Little West 12th Street**, New York, NY 10014 – Application to the Board of Standards and Appeals (BSA) for a Zoning Variance pursuant to ZR 72-21 to permit the construction of a 14-story, mixed-use commercial and residential building in an M1-5 Zoning District.

Whereas:

- 1) 51 Little West 12th Street (Block 645, Lot 21) is a vacant, 2,581-square foot lot located adjacent to the High Line and directly south of the Standard Hotel.
- 2) The applicant is asking for a variance to permit a larger structure with a FAR of 7.02, with a total of 18,128 square feet and a total height of 176 feet, consisting of 14 stories plus a cellar. Furthermore, the variance asks for a change in use to permit residential use across 12 floors, and 2 floors of commercial and retail use.
- 3) The as-of-right uses permitted at this location allow for a FAR of 5.0 for manufacturing and commercial uses, and a FAR of 6.5 for community facility uses.
- 4) The lot is currently vacant and has been since 2010. Prior to that, there was a 4-story commercial building extant on the site. The applicant claims that construction of the Standard Hotel led to building instability, which ultimately resulted in the Department of Buildings (DOB) issuing an emergency declaration to demolish the building in 2010.
- 5) The applicant has claimed that this address meets the five findings necessary for a variance as follows:
 - a) **Site conditions.** According to the applicant the following conditions are unique: poor subsurface conditions, the lot's small size does not allow conforming uses, and the lot is currently vacant.
 - b) **Rate of return.** The applicant claims that there are no allowable uses that would produce a reasonable rate of return.
 - c) **Neighborhood character.** The applicant claims that there is considerable existing and planned residential development nearby.
 - d) **Self-created hardship.** The applicant claims that the hardship is not self-created.
 - e) **Minimal variance necessary.** The applicant claims that this is the minimal variance needed for a reasonable return.

Therefore be it resolved, that CB2 Manhattan recommends denial of this application on the basis that the applicant has failed to meet all five findings needed for the granting of a variance according to ZR 72-21:

1. Site Conditions

- a) Subsurface conditions: All the lots in this area and south of it in our Community Board have similar subsurface conditions, as the waterfront was built on landfill. The subsurface conditions are not unique.
- b) Size of the lot. The lot size is 25' x 103.25'. CB 2 is filled with lots of this size (25' x 100'). There is nothing unique about the size of the lot.

- c) Lots of this size have conforming uses on them. This will be further discussed in the reasonable return section.
- d) The lot is vacant. The reasons for this fact will be discussed in the hardship section.

2. Rate of return

- a) The Committee finds that the applicant did not pursue all possible uses. There was no exploration of a boutique hotel such as Restoration Hardware on a neighboring Street. There was no exploration of a single-use commercial or single-family residential building.
- b) The Committee finds that the applicant did not use current figures for either prevailing commercial or residential return in the area.

3. Neighborhood character

- a) The Committee finds that the applicant did not analyze the neighborhood correctly. This area is a commercial area, not a residential area. Introducing housing breaks the character of the existing neighborhood.
- b) The Committee finds the applicant's citing of the proposed Gansevoort Square project premature and incomplete. This project is merely proposed so should not be cited as the current character. Also, most of this project's footprint will be museum space, not residential space.
- c) Finally, the applicant's building is a looming building next to an historic district and in an outlier area with few models to provide a model.

4. Self-created hardship

- a) The applicant originally had a building on the lot.
- b) During the construction of the adjacent Standard Hotel, the building was undermined and eventually condemned by the NYC Department of Buildings. Its demolition was required by the agency.
- c) Upon Committee questioning, the applicant stated that he had not pursued any pre-construction protections from the Standard Hotel and after construction had not pursued legal action against the Hotel for the damage to his building.
- d) The Committee finds that the hardship of the vacant lot is self-created inasmuch as the applicant did nothing to protect his property from this damage which led to demolition.

5. Minimum variance

- a) The applicant has not submitted enough evidence for the Committee to determine whether or not this is the minimum variance.

- b) The Committee has found higher returns on both commercial and residential projects in the area. These returns suggest that the applicant could build a conforming building that would yield a good return. But the applicant did not fully explore conforming scenarios.

Vote: Unanimous

Resolution on 126 Lafayette Street

2. *126 Lafayette Street, New York, NY 10013 –A project to construct a mixed-use building that will consist of 99 residential units, of which 25 shall be affordable units that will be inclusionary units as part of the Mandatory Inclusionary Housing (MIH) program administered by the NYC Department of Housing and Preservation Development (HPD).

Whereas:

1. This project will bring 99 new housing units to our Community Board, 25 of which will be affordable units under the Mandatory Inclusionary Housing program.
2. The Committee wants to memorialize Galindo Moreno Villegas, the worker who was killed on March 7, 2023 during the demolition of the building at 126-130 Lafayette.

Therefore be it resolved that:

CB2 Manhattan supports the proposed project at 126 Lafayette Street, while noting that:

1. This project will result in the addition of much-needed housing and affordable housing in our district.
2. The applicant’s choice of the 2-bedroom option under MIH is a welcome one, as it will bring larger affordable housing units to our district.
3. The applicant’s plan to make all amenities free to all affordable housing residents appears to be equitable.
4. The Committee commends the applicant for providing an all-electric building with sub-metering, which is a more affordable and climate conscious way to provide electricity.
5. The Committee commends the choice of income bands for this project as providing diversity in those eligible to reside here.
6. The choice to provide all the affordable housing on-site is commendable, as opposed to payment in lieu of on-site affordable housing, with no guarantees that the affordable housing would be ultimately developed within CB2.
7. The Committee commends that the building staff, once the building is constructed, will all receive the prevailing wage.
8. The Committee is critical of the fact that the applicant has chosen to build 99 units and thus avoid the requirement of paying construction workers the prevailing wage. The applicant is soliciting construction bids from union and nonunion contractors, but is not required to hire a union firm. This is the sole criticism of the project, and is also a criticism of the underlying regulations, which may lead to the development of other 99-unit residential projects.

Vote: Unanimous

Resolution on 30 Thompson Street

3. *30 Thompson Street, New York, NY 10013. Presentation and discussion of a project to build affordable housing as part of the MIH program administered by HPD.

Whereas:

1. This project is being developed as affordable housing in conjunction with affordable housing at 285 Hudson Street and market rate housing at 360 West Broadway.
2. This project is being developed as 44 units of permanently affordable housing without any outright government subsidy. It will receive tax abatements available to affordable housing.
3. The applicant is pursuing developing New York City Housing Development Fund Corporation (HDFC) co-ops under Article XI of the Private Housing Finance Law. If the co-ops are not approved, then the applicant will pursue 100% affordable rentals for the site.
4. The Committee commends the applicant for pursuing the 2-bedroom option for this site.
5. The building is 18 stories.
6. Because the affordable housing is being built offsite from the market-rate housing, they are able to get 5% more affordable housing than if it were included in the market-rate building. There are pluses and minuses to this approach. The plus is more affordable housing. The minus, as noted at the meeting, is that the affordable housing is segregated from the market rate housing.
7. The Committee notes that this offsite affordable housing is a first for our district. During the SoHo/NoHo/Chinatown rezoning, the community was repeatedly told that this offsite type of construction would never happen. The Committee is interested to see that it can happen.
8. CB2 will carefully watch future instances of this approach to see what works best.
9. The Committee commends the applicant for its attention to details, understanding of the character of the neighborhood, and its design excellence.
10. The Committee commends the applicant for finding creative ways to build on our initiative in affordable housing.

Therefore be it resolved, that:

CB2 Manhattan supports the creation of HDFC co-operatives or affordable rentals at 30 Thompson Street, a first of its kind in our community district.

CB2 Manhattan supports the proposal for 30 Thompson Street as outlined and encourages the New York City Council and the Department of Housing Preservation and Development to approve the project.

Vote: Unanimous

Resolution on 285 Hudson Street

4. *285 Hudson Street, New York, NY 10013. Presentation and discussion of a project to build affordable housing as part of the MIH program administered by HPD.

Whereas:

1. This project is being developed as affordable housing in conjunction with affordable housing at 30 Thompson Street and market rate housing at 360 West Broadway.
2. This project is being developed as 24 units of permanently affordable housing without any outright government subsidy. It will receive tax abatements available to affordable housing.

3. The applicant is pursuing developing New York City Housing Development Fund Corporation (HDFC) co-ops under Article XI of the Private Housing Finance Law. If the co-ops are not approved, then the applicant will pursue 100% affordable rentals for the site.
4. The Committee commends the applicant for pursuing the 2-bedroom option for this site.
5. The building is 10 stories.
6. Because the affordable housing is being built offsite from the market-rate housing, they are able to get 5% more affordable housing than if it were included in the market-rate building. There are pluses and minuses to this approach. The plus is more affordable housing. The minus, as noted at the meeting, is that the affordable housing is segregated from the market rate housing.
7. The Committee notes that this offsite affordable housing is a first for our district. During the SoHoOHO/NoHo/Chinatown rezoning, the community was repeatedly told that this offsite type of construction would never happen. The Committee is interested to see that it can happen.
8. CB2 will carefully watch future instances of this approach to see what works best.
9. The Committee commends the applicant for its attention to details, understanding of the character of the neighborhood, and its design excellence.
10. The Committee commends the applicant for finding creative ways to build on our initiative in affordable housing.

Therefore be it resolved, that:

CB2 Manhattan supports the creation of HDFC co-operatives or affordable rentals at 285 Hudson Street, a first of its kind in our community district.

CB2 Manhattan supports the proposal for 285 Hudson Street as outlined and encourages New York City City Council and the Department of Housing Preservation and Development to approve the project.

Vote: Unanimous

5. *Discussion of FY27 District Needs Statement and FY27 Budget Priorities.
 - This discussion will continue in October.

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Eugene Yoo, *First Vice Chair*
Donna Raftery, *Second Vice Chair*



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STREET ACTIVITIES AND RESILIENCY COMMITTEE

September 2025

The Street Activities and Resiliency Committee of Community Board #2, Manhattan held its monthly meeting on Monday, September 8, 2025, at 6:30 p.m. in person in the CB2 office and via Zoom.

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

Committee Member Present Remotely (Excused): Ed Ma

Other CB2 Members Present in Person: Drishaan Jain

Street Activity Applications

1. *9.11-9.21.25 – Feast of San Gennaro (Sponsor: Figli di San Gennaro), 1) Mulberry St. bet. Canal & E. Houston Sts. [SW & street closure-both]; 2) Hester St. bet. Mott & Hester Sts. [SW & street closure-both]; 3) Grand St. bet. Mott & Centre Sts. [SW & street closure-both]; 4) Hester St. bet. Mott St. & Centre Sts. [SW & street closure-both]

Whereas, the applicant is seeking multiple block closures in and around the Little Italy neighborhood for the span of 11 days for the purpose of holding an annual street fair (“Feast of San Gennaro”); and

Whereas, the applicant has worked with local agencies to ensure adherence to all local laws and regulations, including waste pickup and disposal, noise levels, and a 15ft emergency lane; and

Whereas, the applicant has engaged CB2 Manhattan’s office and Street Activities and Resiliency Committee for comment, site walkthrough participation, and community feedback; and

Whereas, contact information and a resolution plan has been put into place between the applicant and CB2 Manhattan for any issues that arise during the event itself; and

Whereas, the applicant has agreed to a post-event debrief meeting with CB2 Manhattan representatives to review the community impact of the festival for the purposes of annual improvement; now,

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Feast of San Gennaro (Sponsor: Figli di San Gennaro)**, **provided that** the applicant conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted unanimously.

2. *9.12-9.15.25 – TRESemme Event (Sponsor: The Experiential Group), Lafayette St. bet. Kenmare & Spring Sts. [partial SW closure-W]

Whereas, the applicant is seeking a partial sidewalk closure for an anticipated line to enter a TRESemme-branded hair care and styling activation at 216 Lafayette Street; and

Whereas, the event will take place each day starting on Friday, September 12th and running through Monday, September 15th from 10a-9p; and

Whereas, the event will feature free hair styling services in conjunction with NY Fashion Week for attendees and “non-top tier influencers” but no celebrities; and

Whereas, the applicant is expecting 500-900 attendees each day but less than 100 inside at all times, managed by 4 security personnel inside and 1 outside; and

Whereas, the free styling services are offered on a first-come-first-served basis, with reservations and timed entry managed on Event Brite to avoid long lines; and

Whereas, there will be a DJ performing inside the event; and

Whereas, pop up events in and around the location of the event, 216 Lafayette Street, have been repeatedly problematic and disruptive to the community due to lines and buildouts; and

Whereas, the applicant has agreed to 1) not allow the line to extend into Jack’s Wife Freda store front area, 2) keep doors closed to prevent the sound of the DJ from disrupting residents, 3) reach out to neighboring businesses and residents with contact information for any issues, and 4) keep at least 9 ft clear on sidewalks for pedestrian access; now,

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **TRESemme Event (Sponsor: The Experiential Group)** **provided that** the applicant conforms with all applicable laws, rules, regulations, and clearance requirements, **noting the over proliferation of pop up activity on the block and at this site specifically.**

Vote: Adopted unanimously.

3. *9.12-9.14.25 – Oniverse x Calzedonia – Pop-up Shop (Sponsor: GSS Security Services, Inc.), Greene St. bet. Canal & Grand Sts. [curb lane only-W.]

Whereas, the applicant is seeking a curb lane closure to support a line with ropes and stanchions for a pop-up store for Italian swimwear brand Calzedonia, located at 21 Greene Street on September 13th and September 14th; and

Whereas, the pop-up is expected to be open from 10 AM to 5 PM on the 13th and 10 AM to 3 PM on the 14th, though the applicant plans to reserve the curb lane space starting on the 12th; and

Whereas guests will be timed and ticketed with a capacity of 150; and

Whereas, the applicant will employ ropes and stanchions to manage the line in the curb lane, with metal bike racks for protection; and

Whereas, the applicant has agreed to keep the sidewalk completely clear and open for pedestrian flow; 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, celebrities or influencers; and

Whereas, the pop-up will have 2 security guards onsite; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Oniverse x Calzedonia – Pop-up Shop (Sponsor: GSS Security Services, Inc.), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted unanimously.

4. 9.12.25 – Purple Brand Fashion Week Community Event (Sponsor: Purple Brand), Howard St. bet. Broadway & Mercer St. [full street closure]

Whereas, the applicant is seeking a full street closure on Howard Street between Broadway and Mercer Streets for the purpose of a “block party-style multi-brand activation” designed to “celebrate culture, style, and food”; and

Whereas, the event will take place on Friday, September 12th with vendor load in starting at 2:30p, a scheduled event time of 5-9p, and breakdown complete by 10:30p; and

Whereas, the event will be open to the public and feature free burgers and fries by Trill Burger and flavored water by Caliwater; and

Whereas, the applicant is expecting approx. 1500 total attendees, with a maximum of 250 at any given time and guest and VIP appearances (who will enter and exit through store's side entrance); and

Whereas, the applicant maintains a storefront at 50 Howard Street and will have 14 security personnel and 8 interns staffed for line management, crowd control, and keeping pedestrian pathways clear; and

Whereas, the applicant has worked with local agencies to ensure adherence to all local laws and regulations, including waste pickup and disposal, noise levels, and a 15ft emergency lane; and

Whereas, the applicant has engaged CB2 Manhattan's office and Street Activities and Resiliency Committee for comment, site walkthrough participation, and community feedback; and

Whereas, the head of production for the event has changed since last year's problematic and disruptive occurrence, with increased ownership and accountability; and

Whereas, the applicant has agreed to 1) keep all sidewalks completely open and clear for pedestrian and resident passage for the duration of the event, and 2) reach out to Howard Street and adjacent Mercer Street residences and commercial tenants with day-of contact information; now,

Therefore Be It Resolved that CB2 Manhattan recommends **approval of Purple Brand Fashion Week Community Event (Sponsor: Purple Brand)**, provided that the applicant conforms with all applicable laws, rules, regulations, and clearance requirements, **noting we're hopeful for a less disruptive event given the improved organization of and communication by the new production team.**

Vote: Adopted unanimously.

5. ***9.12.25 – Highsnobiety New York (Sponsor: GSS Security Services, Inc.), Grand St. bet. Thompson St. & W. Broadway [partial SW closure-So.]**

Whereas, the applicant is seeking a partial sidewalk closure to support a line with ropes and stanchions for a 20th anniversary pop-up for culture blog / website Highsnobiety, located at 45 Grand Street from September 11th through September 13th; and

Whereas, on the evening of September 12th, there will be a special event inside the pop-up, and the applicant is seeking to place rope and stanchions on the sidewalk that evening from 5 PM to 9:30 PM; and

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

Whereas, it does not appear possible for the applicant to maintain the requisite 5 foot pedestrian walkway given the narrow sidewalk in front of 45 Grand; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Highsnobiety New York (Sponsor: GSS Security Services, Inc.)**.

Vote: Adopted unanimously.

6. *9.12.25 – HM Soho Store Flower Cart (Sponsor: PSP Media Inc.), Broadway bet. Prince & W. Houston Sts. [partial SW closure-E.]

Whereas, the applicant, on behalf of clothing store H&M, is seeking to hold a flower cart activation at 591 Broadway, in front of the H&M store; and

Whereas, the activation is expected to consist of a 3’x5’ branded flower cart placed on the sidewalk in front of 591 Broadway starting at 10 AM on Friday, September 12th; and

Whereas, attendees will be able to admire the flowers, take photos, and receive a free flower giveaway; and

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

Whereas, the event will not feature any food or beverages; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **HM Soho Store Flower Cart (Sponsor: PSP Media Inc.)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted unanimously.

7. *9.12.25 – Canada Goose – SoHo Beverage Cart (Sponsor: Canada Goose), Spring St. bet. Greene & Wooster St. [partial SW closure-No.]

Whereas, the applicant is seeking a partial sidewalk closure to accommodate an anticipated line for a branded beverage cart serving free iced coffee; and

Whereas, the event will take place in front of the (currently closed) Chanel store at 139 Spring Street on Friday, September 12th from 1-7p, with setup starting at 11:30a and breakdown occurring at 7:30p; and

Whereas, the is expecting no more than 800 servings of of maple vanilla iced coffee to be given out, provided by local caterer Krisp Events; and

Whereas, the applicant will set up an extra trash receptacle in front of their store and next to the cart and staff BAs from the store as necessary to manage the line; and

Whereas, the applicant has run this activation in the past, in the same location, without significant incident; and

Whereas, the applicant has agreed to run the line east toward Greene Street against the building façade, leaving room for access to any other businesses and residential buildings and ensured the Committee they'll maintain 5ft of clearance on sidewalks for pedestrian access; now,

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Canada Goose - SoHo Beverage Cart (Sponsor: Canada Goose) provided that** the applicant conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted unanimously.

8. *9.12-9.14.25 – Byredo Alto Astral Launch at 62 Wooster St. (Sponsor: K2 Americas LLC), Wooster St. bet. Broome & Spring Sts. [curb lane only-E.]

Whereas, the applicant, luxury brand Byredo, is seeking a curb lane closure on Wooster Street between Broome and Spring streets, in front of its storefront at 62 Wooster, for an outdoor event on Friday, September 12th; and

Whereas, the event is in support of a new fragrance line from Byredo and is intended to be a private party for around 150 guests, with food, drink, and a DJ playing at one end of the setup; and

Whereas, the event is scheduled to take place from 6 PM to 9 PM on Friday, September 12th; and

Whereas, the applicant had not intended to open the event to the public; and

Whereas, SAPO regulations do not permit an extended takeover of public street space for purely private events; and

Whereas, this event, with three hours of an amplified DJ, seems especially disruptive to the block, and residents may be especially frustrated to learn that they would not even be allowed to attend such event; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Byredo Alto Astral Launch at 62 Wooster St. (Sponsor: K2 Americas LLC).**

Therefore Be It Further Resolved that if this event moves forward despite CB2's objections, it should be designed to be less disruptive including the DJ being moved inside the Byredo store.

Vote: Adopted unanimously.

9. *9.13.25 – Victor Victor Private-Invite Only Reception at 378 Broome St. (Sponsor: Victor Victor Foundation Inc.), Broome St. bet. Mott & Mulberry Sts. [SW & curb lane closure-No.]

Whereas, the applicant, the Victor Victor Foundation, is seeking a partial curb lane closure in conjunction with a private reception being held at 378 Broome Street on Saturday, September 13th; and

Whereas, in conjunction with the indoor reception, the applicant seeks to reserve some spots on the curb lane to park a few Ferrari automobiles from 5:30 to 8:30 PM for attendees to see as they walk in; and

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

Whereas, the applicant plans to have security on site to keep pedestrians from clogging the sidewalk; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Victor Victor Private-Invite Only Reception at 378 Broome St. (Sponsor: Victor Victor Foundation Inc.)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted unanimously.

10. *9.14.25 – JetSet Pilates Outdoor Work-Out (Sponsor: JetSet Pilates), W. Broadway bet. Broome & Grand Sts. [SW & curb lane closure-both sides]

Whereas, the applicant, JetSet Pilates, a Pilates studio chain with a location at 355 West Broadway, is seeking a full street closure for an outdoor workout event on Sunday, September 14th; and

Whereas, the event will consist of multiple outdoor workout session opportunities, various kiosks and vendors, and music / announcements supplied by a DJ; and

Whereas, the event is scheduled to take place from 9 AM to 4 PM on Sunday, September 14th, with a full street closure proposed for the block of West Broadway between Broome and Grand Streets; and

Whereas, amplified sound, in the form of a DJ, will be played throughout the event; and

Whereas, the applicant stated that they had performed outreach to others on the block; and

Whereas, while CB2’s SAR committee in general supports non-disruptive events put on by businesses within the community, it seemed that many of the details of this event had not been fully planned or worked out at the time of the September SAR meeting on September 8th, less than a week before the event; and

Whereas, the proposed block for closure is a particularly large block, and the closure is likely to have an outsized impact on traffic and pedestrian flow; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **JetSet Pilates Outdoor Work-Out (Sponsor: JetSet Pilates)**.

Vote: Adopted unanimously.

11. *9.17-9.22.25 – Radical Optimism US Pop-Up Tour at 312 Bowery (Sponsor: ADPTV), Bowery bet. Bleecker & E. Houston Sts. [curb lane only-W.]

Whereas, the applicant is seeking a partial sidewalk closure to support a line with ropes and stanchions for a 5-day pop-up for Dua Lipa’s Radical Optimism Tour, located at 312 Bowery from September 17th through September 21st; and

Whereas, the pop-up is expected to be open from 11 AM to 6 PM each day; and

Whereas, the applicant anticipates that the heaviest flow of guests will occur during the first two days of the pop-up (the 17th and 18th) and thus have applied for a permit for those two days only; and

Whereas, the applicant has held this pop-up events in other cities previously and said that attendance so far globally has not exceeded 600 and that they have had no lines after the second day; and

Whereas, the applicant intends to run the line up Bowery and around the corner on Bleecker but cannot extend it too far around Bleecker due to the difficulty of maintaining pedestrian right-of-way; and

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

Whereas, there will be a 30 minute “talent” appearance on the first day of the pop-up which will not be advertised and will utilize a side door; and

Whereas, the pop-up will have substantial security onsite; and

Whereas, the applicant has been in touch with NYPD’s 9th precinct as part of the preparation for the event; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Radical Optimism US Pop-Up Tour at 312 Bowery (Sponsor: ADPTV)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted unanimously.

12. *9.19.25 – Anker x Soundcore Truck (Sponsor: Pivot Media), Broadway bet. Broome & Spring 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 **Anker x Soundcore Truck (Sponsor: Pivot Media)**.

Vote: Adopted unanimously.

13. *9.20.25 – Knix Pop-Up SoHo (Sponsor: Knix), Spring St. bet. Cleveland Pl. & Crosby St. [curb lane only-So.] Prince St. bet. Broadway & Crosby St. (new location)

Whereas, the applicant, intimate clothing company Knix, is seeking a curb lane and partial sidewalk closure for a “newsstand” activation on Saturday, September 20th; and

Whereas, the activation is expected to consist of a 8’x 9’ branded newsstand placed in the south curb lane of Prince between Broadway and Crosby Street; and

Whereas, the newsstand is expected to be delivered to the curb lane at 7 AM, with the activation live from 11 AM to 7 PM; and

Whereas, attendees will be able to receive free packaged underwear along with juice and snacks; and

Whereas, attendees for the event will queue up on the sidewalk along the curb; and

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

Whereas, the applicant was initially intending to place the newsstand close to the corner of Prince and Broadway, which would have caused an impediment to pedestrian flow, especially around the subway entrance, they agreed to move it further down the block towards Crosby; now

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

Vote: Adopted unanimously.

14. ***9.20.25 – Glass Truck University Pl. (Sponsor: Event Permits LLC), University Pl. bet. E. 13th & E. 14th Sts. [curb lane only-E.]**
15. ***9.20.25 – Glass Truck – Grand St. (Sponsor: Event Permits LLC), Grand St. bet. Crosby & Lafayette Sts. [curb lane only-No.]**
16. ***9.21.25 Glass Truck – SoHo (Sponsor: Event Permits LLC), Broadway bet. Broome & Spring Sts. [curb lane only-E.]**

Whereas, the applicant, representing Panasonic’s Technix earbuds brand, is seeking multiple curb lane closures for branded glass truck activations, with three of these activations located within CB2 on Thursday, September 18th; Saturday, September 20th; and Sunday, September 21st; and

Whereas, the activation is expected to consist of a branded glass truck placed in the curb lane, divided into multiple sections / experiences for attendees including a music challenge room, listening experience, and selfie wall; and

Whereas, attendees will also be able to get free giveaways like branded tote bags; and

Whereas, the applicant is planning to use an online e-reservation system to minimize queuing outside of the truck; and

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

Whereas, the first location will on Thursday, September 18th, at 147 Grand Street between Crosby and Lafayette streets from noon to 8 PM; and

Whereas, the second location will be on Saturday, September 20th, in the east curb lane of University Place between 12th and 13th street (moved from between 13th and 14th) from 10:30 AM to 6:30 PM; and

Whereas, the third location will be on Sunday, September 21st, at 501 Broadway between Spring and Broome streets from 3 PM – 7 PM; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Glass Truck University Pl., Glass Truck – Grand St., and Glass Truck – SoHo provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted unanimously.

17. ***9.21.25 – Volvo Street Fest (Sponsor: Volvo Car USA), W. 13th St. bet. Washington St. 9th Ave. [full street closure]**

Whereas, the applicant, automobile manufacturer Volvo, is seeking a full street closure of 13th street between Washington street and 9th Avenue for an outdoor event on Sunday, September 21st; and

Whereas, the event is styled as the “Volvo Safety Road” and is meant to celebrate 70 years of Volvo in the United States as well as the reputation that the brand has for safety; and

Whereas, the event is scheduled to take place from 10 AM to 5 PM on Sunday, September 21st, with breakdown complete by 11 PM that evening; and

Whereas, the event will feature an “experiential timeline” of various Volvo heritage vehicles from over the years and decades, alongside two café carts and a neon road sign; and

Whereas, the event will not feature amplified sound; and

Whereas, the event will features 6 security guards onsite as well as numerous sanitation staff and brand ambassadors; and

Whereas, the applicant has been in contact and coordination with the Meatpacking BID regarding the event; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Volvo Street Fest (Sponsor: Volvo Car USA)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted unanimously.

**18. *9.23-9.29 – Meatpacking BID Climate Week (Sponsor: Evan Sweet),
12th/13th Gansevoort Pedestrian Plaza [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 **Meatpacking BID Climate Week (Sponsor: Evan Sweet)**.

Vote: Adopted unanimously.

**19. *9.24.25 – Johnnie Walker X Hypegolf (Sponsor: Johnnie Walker US),
Grand St. bet. Crosby & Lafayette Sts. [full street closure]**

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 **Johnnie Walker X Hypegolf (Sponsor: Johnnie Walker US)**.

Vote: Adopted unanimously with 1 Recusal (Olson – Johnnie Walker parent Diageo is a client of her business).

20. *9.25.25 – JBL Store: Party Box Karaoke (Sponsor: Triggerhouse), E. Houston St. bet. Broadway & Crosby St. [curb lane only-So.]

Whereas, the applicant, speaker brand JBL, is seeking a curb lane closure for a pop-up activation in front of its store on Thursday, September 25th; and

Whereas, the activation is expected to consist of a large, 9-foot tall branded JBL speaker placed in the south curb lane of Houston street between Broadway and Crosby street; and

Whereas, participants in the activation will have the opportunity to perform a karaoke song and have the chance to sign up to win a free product; and

Whereas, the activation is expected to be live from 12 PM to 6 PM, with the build starting at 8 AM that morning, and breakdown being completed promptly after 6 PM; and

Whereas, the activation will not feature food or beverage giveaways; and

Whereas, the speaker will not necessarily be playing sound all day, but when it does, the sound will be kept below 70 db; now

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

Vote: Adopted unanimously.

21. *10.4.25 (new date) – Neighborhood Block Party-Leroy St. (Sponsor: Meghan Bird), Leroy St. bet. Greenwich & Hudson Sts. [SW & street closure-W.]

Whereas, the applicant, a resident of Leroy Street between Greenwich and Hudson Streets, is seeking to hold a block party on Saturday, October 4th; and

Whereas, setup will begin at 10 AM, with the block party taking place from 11 AM to 6 PM, and breakdown complete by 7 PM; and

Whereas, activities on the street will consist of tables and chairs for residents to bring their own potluck food to eat: 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 event will not feature amplified sound; and

Whereas, the applicant has reached out to friends and neighbors on the block to support the event; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Neighborhood Block Party-Leroy St. (Sponsor: Meghan Bird)**, provided that the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted unanimously.

22. 10.4.25 – woom WOW Launch Event (Sponsor: woom bikes USA), E. 11th St. bet. Broadway & University Pl. [full street closure]

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 **woom WOW Launch Event (Sponsor: woom bikes USA)**.

Vote: Adopted unanimously.

23. *10.7.25 – Maven Clinic Pop Up Event (Sponsor: Maven Clinic), 12th/13th Gansevoort Pedestrian Plaza [full]

Whereas, the applicant, a virtual health clinic specializing in fertility, women's healthcare, maternity and family support, is seeking to hold a one-day pop-up activation on the Gansevoort Pedestrian Plaza on Tuesday, October 7th; and

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

Whereas, the activation will include an approximately 13' x 15' footprint with locker-inspired displays and a spin wheel; and

Whereas, attendees will have the opportunity to spin the wheel with the opportunity to win free prizes and answer questions related to sexual education; and

Whereas, attendees will be limited to one spin per hour; and

Whereas, around 6-8 staff will be on site during the activation; and

Whereas, the event will feature amplified sound in the form of ambient music; and

Whereas, the applicant has been working in close coordination with the meatpacking BID ahead of this event; now

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

Vote: Adopted unanimously.

- 24. *10.16.10.19.25 – Houseplant x Shopify Pop-up (Sponsor: Shopify), Greene St. bet. Prince St. & W. Houston St. [partial SW closure-W.]**

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 **Houseplant x Shopify Pop-up (Sponsor: Shopify)**.

Vote: Adopted unanimously.

FYI / RENEWALS

- 25. 10.11.25 – Bleecker Street Fair (Sponsor: Village Independent Democrats), Bleecker St. bet. Bank & Christopher Sts. [full street closure]**
- 26. 10.18.25 – Astor Place Fall Fair (Sponsor: Village Visiting Neighbors), Astor Pl. bet. Broadway & Lafayette St. [full street closure]**
- 27. 10.19.25 – BDBA Sidewalk Sale (Sponsor: Bedford Downing Block Association), 6th Ave. bet. Bedford & Downing Sts. [partial SW closure]**
- 28. 11.1.25 – Village Fall Fair (Sponsor: Basilica of St. Patrick's Old Cathedral), Broadway bet. E. 8th & E. 14th Sts. [full street closure]**
- 29. 11.8.25 – Astor Place Fair (Sponsor: 9th Precinct Community Council), Astor Pl. bet. Broadway & Lafayette St. [full street closure]**
- 30. 11.15.25 – Japan Fes (Sponsor: Astor Pl. bet. Broadway & Lafayette St. [full street closure]**
- 31. 12.13.25 – Bleecker Street Holiday Block Party (Sponsor: West Village BID), Bleecker St. bet. 7th Ave. So. & W. 11th St. [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: Adopted unanimously

DRAFT



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PARKS & WATERFRONT COMMITTEE MEETING

September 3, 2025

The Parks & Waterfront Committee of Community Board 2, Manhattan, held its monthly meeting on Wednesday, September 3, 2025, at 6:30 in person at the CB2 District Office Conference Room, 3 Washington Square Village and via Zoom.

The meeting covered two topics:

1. Presentation of proposed art installation in Lt. Petrosino Square
2. Discussion of FY27 District Needs Statement and Budget Priorities

Board Members Present: Rich Caccappolo (Chair); Benjamin Listman; Shirley Secunda; Edward Siegel

Board Members Remote: Susanna Aaron (Vice Chair); Chris Dignes; Frederica Sigel (counts towards quorum)

Board Members Absent with Notice: Ritu Chattree

Board Members Absent without Notice:

Public Members Present:

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

Public Members Absent with Notice:

In total, 4 people attended the meeting in person with approximately 20 on zoom.

There was one resolution resulting from this meeting.

1. Art Installation Review requested by Department of Parks & Recreation and other sponsors – a sculpture by Alex Strada titled “Public Address” to be in Lt. Petrosino Square from October 2025 through December 2025

Presenter: Elizabeth Masella, Senior Public Art Coordinator at NYC Parks, introduced an upcoming temporary public art installation called *Public Address* by artist **Alex Strada**.

Project Overview:

- Part of the Public Artist in Residence (PAR) program, in partnership with the Department of Homeless Services.
- Installation at Lt. Petrosino Square (mid-October 2023 – February 2024), with an opening event on October 18.
- Artwork created from over 500 conversations with people living and working in shelters, intended to

challenge stereotypes of homelessness and foster civic responsibility.

- Consists of 10 pieces of varying sizes, fabricated by DOT using durable materials. Larger works will be freestanding; smaller ones will be attached to fencing.
- Supported by Storefront for Art and Architecture for programming, installation, and maintenance.

Community & Site Context:

- Friends of Petrosino Square were shown the plan and visuals at a separate meeting a week earlier and are supportive of it.
- The project aims to revitalize interest in the park, which has a history of public art.
- The exhibition will also travel to all five boroughs.

Questions & Discussions:

- Long-delayed DOT study: Community members raised frustration over a \$500,000 commitment (2021) to study redesign/expansion of Petrosino Square that never began. They hope this project may renew momentum.
 - Site conditions: Park landscaping has deteriorated (tree loss, dry soil, rat issues). Calls were made for an irrigation system and restoration of a dedicated gardener.
 - Vandalism/security: Concerns about stickers, graffiti, and theft. Elizabeth confirmed works are durable and partners will help monitor and maintain.
- Programming: Opening event Oct. 18 plus additional events with Storefront.
- Location appropriateness: Some questioned placing a homelessness-focused project in an affluent area; Elizabeth explained the work will rotate citywide and is meant to spark dialogue.
 - Logistics: Possible overlap with the annual Christmas tree vendor will be coordinated.

Outcome:

- Community board members expressed support for the project.
- Parks staff committed to relaying concerns about the stalled DOT study and site maintenance.
- Contact information will be shared for reporting issues during the exhibition.

A resolution in support was created by the committee

2. Discussion of FY27 District Needs Statement and FY27 Budget Priorities

- To start the conversation, I shared a document listing topics discussed over the past year and items from the last District Needs Assessment. The list (about 20 items) serves as a reminder of priorities considered pressing, important, or desirable.

- We discussed that there are two categories of budget requests - capital items and expense items:

Capital: purchases over \$50,000 with a useful life of 5+ years

Expense: smaller or recurring costs.

- We noted that at a recent meeting, Commissioner Shimamura provided guidance for shaping our priorities this year. She suggested:

1. Use a data-driven approach, including referencing the new Vital Parks tool (which tracks and presents 26 metrics) to identify underperforming or outdated parks.
2. Identify parks that have gone 20+ years without capital upgrades.
3. Encourage and potentially help establish Friends groups for each park or open space, modeled on groups like Friends of Petrosino Square, Jackson Square and Abingdon Square.
4. Review and address staffing shortfalls, such as playground associates and gardeners.

In addition, specific sites mentioned included Playground of the Americas and the Time Landscape Garden as possible focus areas of underutilized spaces or opportunities for improvement.

We set the goal to integrate past priorities not yet completed (noting that several of our highest priority requests have been addressed or are in process – of which we are pleased), ongoing initiatives, and new input from members and DPR employees, friends groups and volunteers into our upcoming budget and district needs requests submission.

Summary of ideas discussed:

- Committee members emphasized that the lack of *reliable water access* is a major, maybe even the main, issue undermining upkeep of local parks and green spaces. Volunteers cannot be expected to carry water jugs from distant locations multiple times per week; this model is unsustainable. If we could get water lines and meters installed, this access to water would strengthen volunteer engagement, since people are more willing to help if hoses are available. Perhaps creative solutions could involve partnerships with other city agencies (e.g., FDNY, nearby buildings) to provide access without major infrastructure costs. A structured “Friends group” system (as suggested by Commissioner Shimomura) could coordinate watering schedules and encourage participation if water sources were in place.
- *Staffing Challenges*: Historically, only one gardener has been employed to cover 65 downtown parks, excluding green spaces and DOT sites. Gardeners make a major difference in park health, but staffing levels are inconsistent and not guaranteed. Volunteers can supplement, but trained gardeners are essential for plant health and sustainability, so resources to employ more gardeners would be valuable.
- *Reconsidering Time Landscape Garden*: long-term volunteers have provided great, diligent support, but resources to do a study to reconsider the use and then development and/or maintenance would be valuable.
- *Reconsidering Playground of the Americas*: the space is rarely used as it exists today and there was support expressed for the idea of potentially converting it into a dog park. Though concerns remain about impact on adjacent residences, it was noted that the area has many other features that generate times of noisy activities around the corner of Houston St. and Avenue of the Americas.
- *Repairing Minetta Playground*: capital needs include fixing broken gates and replacing failing safety flooring and addressing rat issues in the “pocket park” at 3rd St. and Avenue of the Americas. More broadly, there was suggestion that we consider combining requests on all of the neglected pocket parks on Avenue of the Americas into one capital upgrade project, supported by data from the Vital Parks tool, because the area south of West 4th/8th Street subway is struggling with cleanliness and maintenance even though Washington Square Park staff have been diverted to assist when possible.
- Committee members would like to include a formal request for capital *funding to complete proposed projects in the “Clarkson Corridor”* (as referenced by Commissioner Shimamura at our August committee meeting, specifically renovation of J.J. Walker Playground in J.J. Walker Park.
- *Support for Washington Square Park*: due to the importance of this space in our district, it was suggested that improvement needs should be considered a priority including safety and lighting, water/irrigation systems, shade trees, seating, maintenance funding, rat mitigation, and

funds to support arts/public programming. Additional challenges include number and role definitions of PEP officers, limited gardening staff and volunteer support constraints. (In addition, in a conversation after the meeting with the Administrator of the Park I was told of a desired project to consider installing turf in the two dog runs, which will require funding.)

Next Steps:

- Park Inventory: create a list of parks overdue or in dire need for upgrades or long-discussed renovations included Vesuvio Playground and courts, Duarte Square, Rapkin Gale Plaza (water tunnel site that is good but could be great with slight updates such as more shade options) and Mercer Playground. Identify all CB2 parks not upgraded in 20+ years. Use Vital Parks tool and capital project history to confirm funding status.
- Develop a structured process – e.g., visiting the open spaces in our district, including the pocket parks, prioritizing 20+ year sites, and come up with more ideas for creating our list of capital and expense requests (e.g., water systems, gardener staffing, small dog park, arts funding).
- Connect with the DPR to gather any requests they propose and check on the potential for ideas such as improved water access.
- Consider options for strengthening volunteer and friends groups, including formation of new ones
- Report findings back to committee for consolidation.
- Prepare draft by October for committee review to finalize resolution for executive and full board adoption.

Respectfully submitted,

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

A Resolution Supporting A Temporary Public Art Installation - *Public Address* by Alex Strada - at Lt. Petrosino Square

WHEREAS:

1. Elizabeth Masella, Senior Public Art Coordinator at NYC Parks, presented details of an upcoming temporary public art installation at Lt. Petrosino Square, titled *Public Address*, created by artist Alex Strada as part of the Public Artist in Residence (PAR) program; and
2. The artist, embedded with the Department of Homeless Services since 2022, developed the project through conversations with more than 500 people living and working in shelters, resulting in artworks that highlight lived experiences of homelessness, seek to dispel harmful stereotypes, and encourage civic responsibility; and
3. the exhibition will feature ten artworks of varying size and format, fabricated in durable materials by the NYC Department of Transportation, with larger works freestanding on concrete bases and smaller pieces securely mounted on fencing, ensuring minimal impact on existing park surfaces; and
4. the project is supported by Storefront for Art and Architecture, which will provide programming, installation assistance, and maintenance, and will include an opening event on October 18, 2023, as well as additional community programs; and
5. Friends of Petrosino Square have expressed strong support for the project, viewing it as an opportunity to renew public interest in the park, which has a long history of hosting public art installations; and
6. the exhibition will ultimately travel to sites in all five boroughs, ensuring that the dialogue sparked by this work reaches diverse communities across New York City; and
7. community members raised ongoing concerns regarding the unfulfilled 2021 DOT commitment to conduct a \$500,000 study to “Reimagine Petrosino Square,” as well as issues of park maintenance, tree loss, irrigation needs, and the lack of a dedicated gardener; and
8. Parks staff agreed to relay these concerns to the borough office and other relevant agencies, and the community hopes that the exhibition will catalyze renewed attention to these long-standing commitments and site needs.

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan supports the temporary installation of *Public Address* by Alex Strada at Lt. Petrosino Square, applauds its mission to humanize and give voice to individuals experiencing homelessness, and recognizes its potential to re-engage the public with this important neighborhood park; and that CB2 urges NYC Parks and DOT to act on prior commitments regarding Petrosino Square’s redesign, expansion, and long-term maintenance, including the provision of irrigation infrastructure and dedicated gardening staff, so that the park can continue to serve as a vital site for public art and community gathering.

Vote: Unanimous

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

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SLA LICENSING COMMITTEE 1

The SLA Licensing Committee #1 of Community Board 2, Manhattan, held an in person, non-hybrid meeting at 6:30 PM on Tuesday, September 2, 2025 at Lenox Health Greenwich Village, 200 West 13th Street.

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

Committee Board Members Present (arriving late): L. Rakoff, C. Booth

Committee Board Members Absent with Notice: C. Flynn

RESOLUTIONS:

1. **Tartinery W3 LLC dba Tartinery 78 W 3rd St aka 233 Thompson St 10012 (RW–Restaurant)** (Alteration: DONYC–Roadway) (Lic. ID #0240-24-101047)
 - i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating consisting of 28 seats as part of the Dining Out NYC program to their licensed premises; and
 - ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their liquor license in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. There is no sidewalk seating included with this application.
 2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 14 tables and 28 seats in the roadway adjacent to the curb on Thompson Street between West 4th Street and Greenwich Avenue.
 3. Hours of operation for the Dining Out NYC roadway seating will be from 10 AM to 10 PM Sundays and 8 AM to 10 PM Mondays through Saturdays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.

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

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Tartinery W3 LLC dba Tartinery 78 W 3rd St aka 233 Thompson St 10012**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (4-0)

2. Rulin Hospitality LLC dba Rulin 15 E 13th St 10013 (RW-Restaurant)

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Committee #1 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate an Asian restaurant in the entirety of a two (2)-story landmarked, commercial building (ca. 1881) on East 13th Street between 5th Avenue and University Place (Block #571/Lot #7502); and
- ii. **Whereas**, the premises is approximately 1,900 sq. ft. with 950 sq. ft. on the first floor connected via an interior staircase to a 950 sq. ft. 2nd floor, the 2nd floor being for food prep and office purposes only with no patron use; the ground floor will have 15 tables and 30 seats and no bars for a total seated occupancy of 30 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) patron bathroom; and
- iii. **Whereas**, the premises to be licensed had been previously been licensed for full liquor under YS Pastry LLC dba Patisserie Fouet (Lic. ID #0340-22-106190) from about 2018-2024 with the liquor being used for food preparation only, the only service of alcohol to patrons was beer and/or wine, prior to Patisserie Fouet, the premises had never been licensed for the service of alcohol; and
- iv. **Whereas**, the Applicant's hours of operation will be 11 AM to 11 PM Sundays through Saturdays (7 days a week), music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ's, no promoted events, no live music or scheduled performances, and no cover fees; there will be no outdoor seating; 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 7 pending licenses within this same area, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule, the hours and method of operation being reasonable; 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 Restaurant Wine License, with those stipulations as follows:
 1. Will operate as a full-service Asian restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be from 11 AM to 11 PM Sundays through Saturdays (7 days a week). All patrons will be cleared, and no patrons will remain after stated closing time.

3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
6. Will not have televisions.
7. Will not have patron occupancy/service to any portion of the 2nd floor of licensed premises.
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. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
15. Will appear before CB2, 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 Restaurant Wine License for **Rulin Hospitality LLC dba Rulin 15 E 13th St 10013**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” on the NYSLA Liquor License.

Vote: Unanimous in favor (5–0)

3. Rament Corp dba Ramen Takumi 1 University Pl, store 2 10003 (RW–Restaurant) (Transfer)

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for a transfer of an existing Restaurant Wine License for a Japanese restaurant focusing on a variety of freshly made ramen located in the ground floor of a 21-story mixed-use building (ca. 1930) on University Place between Waverly Place and Washington Mews (Block #5408/Lot #1); and
- ii. **Whereas**, the ground floor premises is approximately 1,800 sq. ft. (1,200 sq. ft. on the ground floor connected via an interior stairway to a 600 sq. ft. basement with no patron use of the basement), there are 12 tables and 49 seats and one bar with no seats for a total seated patron occupancy of 49 persons and a legal occupancy of 74 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; there is no sidewalk or roadway café; and
- iii. **Whereas**, this is a transfer application from LBPk Corp (Lic ID 0240-22-100031) due to a change in the lease assignment – the owners, manager, DBA name and method of operation will remain the same; the hours of operation are 11 AM to 12 AM Sundays through Saturdays (7 days a week), music is background only from iPods/CDs/streaming services; there are no TVs, no DJ’s, no promoted events, no live music or scheduled performances, and no cover fees; there is no outdoor seating and no operable doors or windows; and

iv. **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 be advertised and operate as a full-service ramen restaurant also serving sushi rolls, curry specials and gyoza with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be from 11 AM to 12 AM Sundays through Saturdays (7 days a week). All patrons will be cleared, and no patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. 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 patron occupancy/service to any portion of the basement of licensed premises.
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. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
15. Will appear before CB2, 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 **Rament Corp dba Ramen Takumi 1 University Pl, store 2 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 in favor (5–0)

4. **357 W. Broadway LLC dba Pearl Box & Heroes 357 West Broadway 10013** (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Change in Method of Operation) (Lic. ID #0340-24-130453)

i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating consisting of 20 seats in total as part of the Dining Out NYC program to their licensed premises and has additionally submitted notice of a Change in Method of Operation to allow for seating on the sidewalk; the sidewalk café being 16 feet, 8 inches long by 8 feet deep, the number of tables and chairs presented not seeming to realistically fit into the allotted area, the Applicants affirming they will reduce the number of seats if needed in order for waitstaff to serve patrons from within the sidewalk café; 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 liquor license in addition to any other existing stipulations, with those supplementary stipulations as follows:

1. There is no roadway seating or any other exterior area included with this application.
2. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 10 tables and 20 seats on West Broadway between Broome and Grand Streets.
3. Hours of operation for the Dining Out NYC sidewalk will be from 5:30 PM to 10 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
8. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **357 W. Broadway LLC dba Pearl Box & Heroes 357 West Broadway 10013**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6-0)

5. Kyma Soho LLC dba Selena by Kyma 23-27 Grand St 10013 (OP-Restaurant)

- i. **Whereas**, the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a full-service Greek restaurant in the ground floor and cellar of a 2-story building (ca. 2008) on the southeast corner of Grand Street and 6th Avenue (Block #227/Lot #50) which is adjacent and connected on the interior to an 18-story hotel building at 27 Grand Street (Block #227/Lot #52), both buildings falling within the Special SoHo-NoHo Mixed Use District; and
- ii. **Whereas**, the premises is approximately 9,000 sq. ft., with 3,200 sq. ft. on the interior ground floor connected by an interior stairway to a 2,800 sq. ft. interior lower level (cellar) with a ground floor exterior balcony of 900 sq. ft. facing Grand Street, and two interior courtyards on the ground floor (Courtyard 1 being 1,200 sq. ft and Courtyard 2 being 900 sq. ft.), both courtyards being enclosed with glass; there are (2) entrances and four (4) exits inclusive of emergency exits with all patrons using 6th Avenue for egress in the evening hours and especially after any private events; there are two (2) bathrooms; and

- iii. **Whereas**, the hours of operation for the interior ground floor and lower level restaurant will be from 11 AM to 1 AM Sundays to Wednesdays and 11 AM to 2 AM Thursdays to Saturdays, the exterior balcony facing Grand Street and enclosed courtyard spaces will operate from 11 AM to 11 PM Sundays through Saturdays; music will be at background levels only in all areas of the restaurant with the exception of the lower level where there may be entertainment levels of music, the lower level being used as both an extension of the ground floor restaurant as well as for the restaurant's private parties; there may be DJs as well as acoustic music (no brass) playing through the restaurant sound system at background levels in the interior restaurant and courtyard areas, there are no DJs or live music in the upper exterior courtyard facing Grand Street; and
- iv. **Whereas**, the number of tables and seats as well as hours being in alignment with the conditions of the previous licensee at the premises (Thor James Hotel Leaseco, LLC, Highgate Hotels, LP, and 530 Lounge, LLC d/a Modernhaus Soho), which was determined at the July 15, 2020 full board meeting of the NYSLA on the prior application for the premises as outlined in CB2, Manhattan's May/2021 resolution when the premises of the instant application was held by the licensees of the hotel and they appeared before CB2, Man. to add advertising signage to the licensed premises, the history of the premises going back to 2010 and 2013 as outlined in the [March/2013](#) resolution for PR Grand Hotel Restaurant LLC which includes the list of stipulations agreed to with CB2, Man. and which continue to be considered and incorporated into the current stipulations; the original stipulations on the license and history again outlined in the [October/2017](#) CB2, Man. SLA Committee resolution to transfer four separately licensed premises within the hotel, the instant application being for the premises previously licensed under David Burke Garden (Lic ID #0340-17-108527) and David Burke Kitchen (Lic ID #0340-17-108611); 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. The premises will be advertised and will operate as a full-service Greek restaurant with the kitchen open and full menu items available until closing every night.
 2. Hours of Operation / Method of Operation for each space is as follows:
 - A. Interior Ground Floor Restaurant**

Hours of Operation: Sundays–Wednesdays: 11 AM–1 AM
Thursdays–Saturdays: 11 AM–2 AM

Music: Will play recorded music from streaming services as well as DJs using the existing sound system, and there may occasionally be live acoustic music (no brass). Music will be played at background levels so as not to be audible in any neighboring residences at any time.

Seating: There will be not more than 29 tables and 104 seats with one (1) bar with 11 seats and one (1) service bar.
 - B. Upper Exterior Terrace** (*next to interior ground floor restaurant facing Grand Street*)

Hours of Operation: Sundays–Saturdays: 11 AM–11 PM

Music: Will play recorded music from streaming services at background levels at times Music will be played at background levels so as not to be audible in any neighboring residences at any time.
No DJs or live music.

Seating: Consists of 6 tables with 13 seats.

C. Interior Lower/Cellar Level Restaurant

Hours of Operation: Sundays–Wednesdays: 11 AM–1 AM
Thursdays–Saturdays: 11 AM–2 AM

Music: Will play recorded music from streaming services as well as DJs using the existing sound system, and there may be live acoustic music (no brass). Music may be at entertainment levels. No music will be audible in any neighboring residences at any time.

Seating: Maximum tables for an event is 11 tables; maximum seats for an event is 92 seats. There is one (1) stand up bar with 8 seats.

Method of Operation: Lower level restaurant will function as both an extension of the restaurant as well as the private event space for the restaurant operating under the same DBA as the restaurant..

D. Courtyards #1 (upper) and #2 (lower)

Hours of Operation: Sundays–Saturdays: 11 AM–11 PM

Music: Will play recorded music from streaming services as well as DJs using the existing sound system, and there may occasionally be live acoustic music (no brass). Music will be played at background levels so as not to be audible in any neighboring residences at any time.

Seating: Upper Courtyard (#1) not more than 14 tables and 38 seats
Lower Courtyard (#2) not more than 12 tables and 32 seats.

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 have not more than six (6) private events per year that occupy the entirety of the premises. There is no limit to the number of private events in the cellar area of the restaurant.
5. All patrons will be directed to exit on 6th Avenue in the evening hours. Best efforts will be made to prevent the exiting of patrons from private events onto Grand Street.
6. Will not have televisions.
7. There is no sidewalk café and/or roadbed café included with this application.
9. Will not make changes to the existing façade except to change the signage or awning.
10. Will not permit dancing in any part of the premises until a Place of Assembly permit is obtained that explicitly permits dancing.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have: promoted events, any event where a cover fee is charged, scheduled performances or velvet ropes or metal barricades.
14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
15. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
16. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating

vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **54 active licensed premises** within 750 ft. and 8 pending licenses according to LAMP, the 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 **Kyma Soho LLC dba Selena by Kyma 23-27 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 in favor (6–0)

6. Jo Rach Inc dba The Cafe Palermo 148 Mulberry St 10013 (OP–Restaurant) (Alteration: DONYC–Roadway) (Lic. ID #0340-22-106814) (waive appearance)

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating consisting of 10 seats as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their liquor license in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. There is no sidewalk seating included with this application.
 2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 5 tables and 10 seats in the roadway adjacent to the curb on Mulberry Street between West 4th Street and Greenwich Avenue.
 3. Hours of operation for the Dining Out NYC roadway seating will be from 11 AM to 11 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
 8. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
 9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Jo Rach Inc dba The Cafe Palermo 148 Mulberry St 10013**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6–0)

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

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

Whereas, prior to this month’s Community Board 2, Manhattan’s SLA #1 Licensing Committee Meeting on September 2, 2025, the Applicant requested **to lay over** this application to October 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 CB2, Man. 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 in favor (6–0)

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

Whereas, prior to this month’s Community Board 2, Manhattan’s SLA #1 Licensing Committee Meeting on September 2, 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 CB2, Man. 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 **General Meal JP LLC 177 Lafayette St 10013** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6–0)

9. 428 LGT LLC 428 Lafayette St. 10003 (OP–Restaurant)

Whereas, prior to this month’s Community Board 2, Manhattan’s SLA #1 Licensing Committee Meeting on September 2, 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 CB2, Man. 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 **428 LGT LLC 428 Lafayette St. 10003** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6-0)

10. 555 Broadway Location LLC 555 Broadway, 2nd Floor 10012 (OP-Catering Facility)

Whereas, prior to this month's Community Board 2, Manhattan's SLA #1 Licensing Committee Meeting on September 2, 2025, the Applicant requested to lay over this application to October/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 CB2, Man. 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 **555 Broadway Location LLC 555 Broadway, 2nd Floor 10012** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6-0)

11. Supernatural Wine Inc & Supernatural Wines NY LLC dba La Compagnie des Vins Surnaturels 247 249 Center St 10013 (OP-Restaurant) (Corporate Change)

Whereas, prior to this month's Community Board 2, Manhattan's SLA #1 Licensing Committee Meeting on September 2, 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 CB2, Man. 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 **Supernatural Wine Inc & Supernatural Wines NY LLC dba La Compagnie des Vins Surnaturels 247 249 Center St 10013** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6-0)

12. Fumee Inc dba Soho Cigar Bar 32 Watts St 10013 (OP-Tavern)

Whereas, prior to this month's Community Board 2, Manhattan's SLA #1 Licensing Committee Meeting

on September 2, 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 CB2, Man. 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 **Fumee Inc dba Soho Cigar Bar 32 Watts St 10013** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6-0)

13. Banter Hospitality Group LLC dba Banter 169 Sullivan St 10012 (OP-Restaurant) (Alteration: DONYC-Roadway)

Whereas, prior to this month's Community Board 2, Manhattan's SLA #1 Licensing Committee Meeting on September 2, 2025, the Applicant requested to lay over this application to October/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 CB2, Man. 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 **Banter Hospitality Group LLC dba Banter 169 Sullivan St 10012** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6-0)

14. 1Tyger LLC dba SOSO's 189-191 Centre St 10013 (OP-Restaurant) (Alteration: DONYC-Sidewalk) (Change in Method of Operation)

Whereas, following this month's Community Board 2, Manhattan's SLA #1 Licensing Committee Meeting on September 2, 2025, the Applicant requested to lay over this application to October/2025 in order to supply photographs of a compliant sidewalk set up and demonstrate the ability to operate their sidewalk seating in conformance with the rules of the Dining Out NYC program, the Applicant having a history of not following the rules at both this location and their adjacent premises, Tyger, at 1 Howard Street, the Applicant having continuously operated a sidewalk café which included the service of alcohol at this location since 2023 without authorization from DOT or the NYSLA, NYC's temporary outdoor dining program no longer accepting applications after August/2023 with only those that had been authorized under the temporary program being permitted to continue to operate with sidewalk seating until being conditionally approved under the permanent NYC DOT Dining Out NYC program, the Applicant signing a stipulation agreement with CB2 in November/2023 that they would not operate any outdoor seating until appearing before CB2's SLA Committee for an alteration to their liquor license yet they regularly operated

with sidewalk seating; the Applicant affirming they 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 CB2, Man. 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 **1Tyger LLC dba SOSO's 189-191 Centre St 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6-0)

15. 1Tyger LLC dba Tyger/South Soho Bar 1 Howard St. 10013 (OP-Restaurant) (Alteration: DONYC-Sidewalk)

Whereas, following this month's Community Board 2, Manhattan's SLA #1 Licensing Committee Meeting on September 2, 2025, the Applicant requested **to lay over** this application to October/2025 in order to supply photographs of a compliant sidewalk set up and demonstrate the ability to operate their sidewalk seating in conformance with the rules of the Dining Out NYC program, the Applicant having a history of not following the rules and significantly impeding the pedestrian clear path at this location since opening in Fall/2020; the Applicant affirming they 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 CB2, Man. 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 **1Tyger LLC dba Tyger/South Soho Bar 1 Howard St. 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6-0)

Respectfully submitted,

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

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

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SLA LICENSING COMMITTEE 2

The SLA Licensing Committee #2 of Community Board 2, Manhattan, held an in person, non-hybrid meeting at 6:30 PM on Thursday, September 4, 2025 at Lenox Health Greenwich Village, 200 West 13th Street.

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

Committee Board Members Present arriving late: C. Booth

Public Member Absent with Notice: B. Ely

RESOLUTIONS:

1. **Simo Pizza Hudson Square LLC 350 Hudson St, Unit 105 10014 (TW–Tavern) (previously unlicensed)**
 - i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for a Tavern Wine License to operate a family friendly pizza restaurant located on the ground floor of a nine (9)-story commercial building (c. 1930) on Hudson Street between King and Charlton Streets (Block #580 / Lot #39) located in the Special Hudson Square District; and
 - ii. **Whereas**, the premises, is roughly 2,024 sq. ft. with approximately 2,024 sq. ft. on the ground floor connected by an interior staircase to an approximately 600 sq. ft. basement, the basement being used for storage purposes with no patron use; there will be 11 tables with 26 seats and one (1) bar with no seats for a total patron occupancy of 26 persons and a maximum legal occupancy of 74; there is one (1) entryway which will serve as patron 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; and
 - iii. **Whereas**, the Applicant’s proposed hours of operation will be Sundays through Saturdays from 11 AM to 10 PM, music will be background only from iPods/CDs/streaming services only; there will be no TVs, no promoted events, no live music or scheduled performances, no cover fees, no private parties and no security/door men; there will be no sidewalk café or roadbed seating; and
 - iv. **Whereas**, the premises to be licensed has never previously been licensed for the service of alcohol and was last occupied by Hale & Hearty, a restaurant specializing in soups, from 2012–2022, the premises having been vacant since that time; and
 - v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached

and incorporated into the method of operation of the Tavern Wine License, with those stipulations as follows:

1. Will be advertised and operated as a pizzeria serving pizza and salads with less than a full kitchen but with the full menu items available until closing every night.
 2. The hours of operation will be from 11 AM to 10 PM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 6. Will not have televisions.
 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 8. Will not have 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. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
 14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 15. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
- vi. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **28 active licensed premises** within 750 feet of the proposed premises to be licensed according to LAMP, 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 Tavern Wine License for **Simo Pizza Hudson Square LLC 350 Hudson St, Unit 105 10014**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the NYSLA Liquor License.

Vote: Unanimous in favor (7 board members)

2. Ume at 63, LLC dba UME63 63 Downing St 10014 (RW–Restaurant) (previously unlicensed)

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate a sushi restaurant located on the ground floor of a 9-story mixed-use condominium building (c. 1986) on Downing Street between Varick and Bedford Streets (Block #528 / Lot #7501), the building the building running through the block to Carmine Street; and

- ii. **Whereas**, the ground floor premises, is roughly 2,744 sq. ft. with approximately 1,372 sq. ft. on the ground floor connected by an interior staircase to an approximately 1,372 sq. ft. basement, the basement being used for storage purposes with no patron use; there will be 20 tables with 40 seats and one sushi counter with no seats for a total patron occupancy of 40 persons and a maximum legal occupancy of 74; there is one (1) entryway which will serve as patron ingress and egress and two (2) patron bathrooms; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. **Whereas**, the Applicant's proposed hours of operation will be Sundays through Saturdays from 12 PM to 10 PM, music will be background only from iPods/CDs/streaming services only; there will be no TVs, no promoted events, no live music or scheduled performances, no cover fees, and no security/door men; there will be no sidewalk café or roadbed seating; and
- iv. **Whereas**, the premises to be licensed has never previously been licensed for the service of alcohol and has been vacant for quite some time; members of the West Village Residents Association spoke in opposition to the license because this is a previously unlicensed space stating that in CB2 20 years ago one out of every ten retail premises held a liquor license (10% of retail spaces) and now that number, by their calculations, is one out of every three (33% of retail spaces); and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:
1. Will be advertised and operated as a a full-service sushi restaurant with the kitchen open and the full menu items available until closing every night.
 2. The hours of operation will be from 12 PM to 10 PM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 6. Will not have televisions.
 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 8. Will not have 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. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
 14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 15. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.

- vi. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **65 active licensed premises** and 5 pending licenses within 750 feet of the proposed premises to be licensed according to LAMP, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a Restaurant Wine License for **Ume at 63, LLC dba UME63 63 Downing St 10014**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the NYSLA Liquor License.

Vote: Unanimous in favor (7 board members)

3. The 3 and 10 Bar LLC dba The 3 & 10 Bar 220 W Houston St 10014 (OP–Restaurant) (Transfer)

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate “a vibrant morning coffee destination to a lively evening restaurant” in the ground floor and basement of a three (3)-story commercial building in a residential area (c. 1900) on West Houston Street between Varick and Bedford Streets (Block #528 / Lot #15; and
- ii. **Whereas**, the ground floor premises, is roughly 2,300 sq. ft. with approximately 1,529.5 sq. ft. on the ground floor connected by an interior staircase to an approximately 770.5 sq. ft. basement, the basement being used for storage purposes only with no patron use of the basement; there will be 10 tables with 36 seats and one (1) stand up bar with 12 seats on the ground floor for a total seated patron occupancy of 48 persons and a legal occupancy of 74 persons; there is one (1) entryway used for both patron egress and ingress and two (2) patron bathrooms; the front façade has existing operable windows which will close by 10 PM nightly or any time DJs or amplified music is being played; and
- iii. **Whereas**, the proposed hours of operation will be Sundays from 10 AM to 1 AM, Mondays through Wednesdays from 10 AM to 2 AM and Thursdays through Saturdays from 10 AM to 4 AM with no admittance of new patrons after 3 AM, there will be no sidewalk café or other outdoor areas for the service of alcohol; music will be background music from iPods/CDs/streaming services, jukebox and DJs with DJs ending not later than 12 AM every night, there will be no dancing, live music, no cover fees, no velvet ropes, and no security; and
- iv. **Whereas**, the premises has previously been licensed under Bklyn Local Draft LLC dba The Brooklynier (Lic ID #0340-22-113478) since approximately 2010 with a similar method of operation, albeit without DJs, one of the principals of the instant application being a principal of Bklyn Local Draft LLC, there being complaints made in the past by the West Houston Block Association to CB2, Man., and specifically in 2022, about the negative impacts of late night noise, foot traffic and drinking on the street due to the operations of The Brooklynier; and
- v. **Whereas**, the Applicant first appeared before CB2, Man. in August/2025 for the instant application and agreed to lay the application over in order to do outreach to the West Houston Block Association, the Applicant being unaware of that block association, the application being heard during the end of summer when many residents are out of town; the Applicant having met with members of the block association and executing a Memorandum of Understanding with them that they agreed would be incorporated into their liquor license; and

vi. **Whereas**, the Applicant has additionally 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 daytime coffee shop and evening full-service restaurant and tavern with the kitchen open and menu items available until 30 minutes prior to closing every night.
2. Hours of operation will be Sundays from 10 AM to 1 AM, Mondays through Wednesdays from 10 AM to 2 AM and Thursdays through Saturdays from 10 AM to 4 AM with no admittance of new patrons after 3 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.
5. Music will be recorded background music, DJs and there may be a juke box. DJs will stop playing no later than 12 AM every day.
6. Will have no more than 8 television(s) no larger than 52". There will be no projectors and TV will operate in "closed caption" mode only without sound.
7. Will use best practices to prevent lines on the outside of the licensed premises.
8. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress or anytime there is amplified music or DJs.
9. Will not admit any new patrons after 3 AM.
10. Will not have patron occupancy/service to any portion of the basement of licensed premises.
11. Will not make changes to the existing façade except to replace rotting wood and 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 bottles of alcohol except for the sale of bottles of beer or wine products.
15. Ticketed and promoted events will be limited to events for children on Sundays which may include DJs. There may be other networking events.
16. Will not have dancing, live music, any event where a cover fee is charged or any scheduled performances, velvet ropes or metal barricades or security personnel/doormen.
17. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
18. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
19. Will adhere to all items as outlined in the Memorandum of Agreement with the West Houston Street Block Association, dated 8/28/2025 (*attached to the stipulation agreement*).

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 **66 active licensed premises** and 5 pending licenses within 750 ft. of the licensed premises according to LAMP, the agreed upon stipulations and hours 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 **The 3 and 10 Bar LLC dba The 3 & 10 Bar 220 W Houston 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 in favor (7 board members)

- 4. Vevamo Partners LLC dba Bar V 10-12 Morton St 10014** (OP–Restaurant) (Class Change) (Change in Method of Operation) *reconsideration*
 - i. Whereas**, the Applicants and Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for a class change to their existing Restaurant Wine License (Lic. ID # 0240-25-107598, exp. 3/31/2027) for an On-Premises Restaurant Liquor License to continue to operate a neighborhood tapas restaurant on the ground floor of a six (6)-story, tenement-style building (c. 1910) on Morton Street between Bleecker Street and 7th Avenue South (Block #586/Lot #57) the building falling within NYC LPC’s designated Greenwich Village Historic District; and
 - ii. Whereas**, the ground floor storefront premises is approximately 1,350 sq. ft. with 700 sq. ft. on the ground floor connected via an internal staircase to the 650 sq. ft. basement, there is no patron use of the basement; there will continue to be 11 tables and 31 seats and one (1) bar with four (4) seats for a total interior seated occupancy of 35 persons; the premises has one (1) door which will serve as patron 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; and
 - iii. Whereas**, in addition to the class change to full liquor service, the instant application includes a change in method of operation to open the premises at 11 AM daily in order to provide lunch service, the current hours of operation which were negotiated with the residents in [June/2024](#) when the Applicant first appeared before CB2, Man. for their restaurant wine license are from 2 PM to 11 PM Saturdays through Wednesdays and 2 PM to 12 AM Thursdays through Saturdays; music will remain quiet background only 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
 - iv. Whereas**, the Applicant, having opened in October/2024, appeared before CB2’s SLA Licensing Committee in August/2025 for the same class change application and earlier opening hours as the instant application while also seeking to extend their operating hours until 12 AM Sundays to Wednesdays, 1 AM on Thursdays and 2 AM on Fridays and Saturdays and add sidewalk seating within a 2' area in front of the premises which is not ADA compliant; CB2 recommending denial of the application in August/2025 [\[add link after FB meeting\]](#) after hearing from a number of people who appeared both in support and opposition to that application with all the block associations being in opposition to the application, those block associations representing many long-term residents of the area, the block being very residential in nature and falling between 7th Avenue South and Bleecker Street where there are already a large number of eating and drinking establishments with a full liquor licenses, the Applicant being well aware of the residents’ concerns of extending the activities of 7th Avenue South and Bleecker Street onto this residential block after meeting with them for the initial license at this location in June/2024; and

- v. Whereas, once again people came both in support and opposition to the instant application of an upgrade to full liquor, 14 residents of the tenement building in which the premises is located signed a petition in opposition, 4 local block associations representing a large number of residents in the surrounding buildings in each direction appeared in opposition, the condo association of the building across the street is in opposition, those appearing in opposition expressed their concerns that the addition of full liquor at the premises will negatively change the character of the operation from a quiet neighborhood wine bar to a liquor bar that attracts visitors more than the local neighborhood and bringing the activities from the surrounding Avenues, including increased noise, onto their quiet residential neighborhood street expanding the characteristics of the noisy commercial corridors, further pointing out that the applicant was full aware of these issues at the inception of the current license and chose to pursue this location anyway on a residential portion of the area instead of the commercial areas in the immediate vicinities more appropriate to full liquor and later hours; a petition from 10-12 Morton Street Association, representing residents of the building where the establishment is located, provided signatures in opposition to the application from approximately half of the residents of the building as well as other neighboring residents; residents stating that the method of operation that currently exists, as a wine bar and restaurant, blends nicely with the community, many of them frequenting the premises often, that the premises has not been at the location long enough to firmly be established as a neighborhood wine bar establishment and that the service of full liquor will lead to a broader clientele dictating a different business model of than that of a bar, as shown with numerous changes of this type in the community, those new clientele coming to “Bar V” for the full bar liquor experience, that expansion, beyond a neighborhood wine bar, expanding the scope of clientele to those frequenting the commercial corridors who do not appreciate the quiet residential nature of the block, creating a negative impact on their quality of life; those appearing in support were neighbors of one of the principals who lives in the building next door and other people recently moving to the area and who work in the service industry who appreciated the neighborhood wine bar and support the owner in general and the changes they feel are needed to expand their business model to continue to be successful; and

Whereas, once again people came both in support and opposition to the instant application of an upgrade to full liquor, the block associations, representing a large number of residents in the surrounding buildings, expressed their concerns that the addition of full liquor at the premises will negatively change the character of the operation from a quiet, neighborhood wine bar to a bar that attracts visitors more than the local neighborhood and bringing the activities from the surrounding Avenues onto their quiet, neighborhood street; a petition from 10-12 Morton Street Association, representing residents of the building where the establishment is located, provided signatures in opposition to the application from approximately half of the residents of the building as well as other neighboring residents; residents stating that the method of operation that currently exists, as a wine bar and restaurant, blends nicely with the community, many of them frequenting the premises often, that the premises has not been at the location long enough to firmly be established as a neighborhood establishment and that the service of full liquor will lead to more tourists coming to the premises who do not appreciate the quiet residential nature of the block, creating a negative impact on their quality of life; and

- vi. **Whereas**, there already are a significant number of licensed establishments in the immediate area, there being **117 active licensed premises** and an additional 12 pending licenses within 750 feet of the proposed premises to be licensed according to LAMP, and 47 licensed premises within 500 feet and 12 within 250 feet of the licensed premises according to LAMP; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a On-Premises Restaurant Liquor License and corresponding alteration to add outdoor seating and change in method of operation for an expansion of hours for **Vevamo Partners LLC dba Bar V 10-12 Morton 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: 5 in favor, 2 opposed (E. Olsen, B. Pape)

5. Moz Restaurant Inc dba Meme 581 Hudson St 10014 (OP–Restaurant) (Alteration: DONYC–Sidewalk (Lic. ID #0340-22-104625)

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating consisting of 22 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 9 tables and 18 seats on Hudson Street between Bank and West 11th Street and 2 tables and 4 seats on Bank Street between Hudson and Greenwich Streets.
 2. Hours of operation for the Dining Out NYC sidewalk will be from 10 AM to 11 PM Sundays through Saturdays, the Applicant/Licensee having unrestricted hours under the old DCWP program. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
 7. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
 8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Moz Restaurant Inc dba Meme 581 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 in favor (7 board members)

6. Slice West Village Ltd dba Slice, the Perfect Food 535 Hudson St 10014 (RW–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID #0240-23-140590)

- i. Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating consisting of 22 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas**, residents of this building, and adjacent, have made complaints over the years regarding noise from the existing venting system at these premises, the Applicant agreeing to soundproof the exhaust fan when appearing before CB2, Man. for a Corporate Change to their liquor license in April/2025, the ability to re-build the exhaust fan, which has many bends in it as it goes from the ground floor to the roof, is not under the Applicant’s control, the residents affirming that the Applicant continues to make good faith efforts to upgrade and insulate the exhaust fan and maintain a dialogue with the residents should issues arise; and
- iii. Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. There is no roadway seating included with this application.
 2. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 11 tables and 22 seats on Hudson Street between Charles and Perry Streets.
 3. Hours of operation for the Dining Out NYC sidewalk will be from 11:30 AM to 10 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 4. All outdoor patrons will be seated 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. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
 8. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
 9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Slice West Village Ltd dba Slice, the Perfect Food 535 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 in favor (7 board members)

7. **W & J Cafe Inc dba Cafe Luna 628 Hudson St 10014 (TW-Tavern)** (Alteration: DONYC-Sidewalk) (Lic. ID # 0267-23-128172)

i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing Tavern Wine License to add sidewalk café seating consisting of 10 seats in total as part of the Dining Out NYC program to their licensed premises; and

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

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

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **W & J Cafe Inc dba Cafe Luna 628 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 in favor (7 board members)

8. **68 Perry St Corp dba Corner Bistro 331 W 4th St 10014 (OP-Restaurant)** (Alteration: DONYC-Sidewalk) (Lic. ID # 0340-23-129908)

i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add a sidewalk café seating to their licensed premises consisting of 20 seats in total as part of the Dining Out NYC program to their licensed premises; and

ii. **Whereas** the Applicant came before CB2's SLA Licensing Committee in [May/2025](#) to add roadway seating consisting of 22 seats which CB2's full board unanimously recommended approving; and

- iii. **Whereas**, the licensed premises did not have any outdoor seating under the old DCWP sidewalk café program or any stipulations in place regarding the emergency pandemic-era dining program or use of the new Dining Out NYC program, the combined proposed outdoor seating (sidewalk and roadway café) adding 42 seats to the exterior of the premises on a residential block where no outdoor seating previously existed; the Applicant not having filed for an expansion of the licensed premises under the [NYSLA June 30/2022](#) guidance regarding Chapter 165 of 2022 stating that all licensees wishing to incorporate the municipal property into their licensed premises must notify the municipality but has operated with both roadway and sidewalk seating during the pandemic to the present;
- iv. **Whereas**, according to the sidewalk café plans submitted to CB2, the proposed sidewalk café on Jane Street consisting of 7 tables and 14 seats and the proposed sidewalk café on West 4th Street consisting of 3 tables and 6 seats are both only one foot, ten inches (1' 10") wide which is less than thirty-six inches (36") and is therefore non-compliant with §403.5.1 of the 2010 ADA Standards for Accessible Design which states “the clear width of walking surfaces shall be 36 inches (915 mm) minimum,” the Dining Out NYC rules §5-10(h) requiring “A sidewalk café and roadway cafe must be directly accessible to persons with physical disabilities. The design of such cafe shall comply with applicable requirements of the Americans with Disabilities Act and rules promulgated thereunder.”; and
- v. **Whereas**, there is a large residential building (127 residential units) across the street from the premises and a three (3)-story tenement style resident building next door with a number of single-family brownstone buildings adjacent to the licensed premises on West 4th Street, the intersection of West 4th and Jane Streets being heavily trafficked by both pedestrians and cars with Jane Street being a main vehicular westbound artery into the Meatpacking District and West 4th dead-ending into Jane Street at the corner where the premises is located, the entry to the premises occupying the corner which is often congested with patrons entering and exiting the premises on a daily basis and is further congested in the evenings due to the presence of security checking IDs before patrons enter; the Jane Street Block Association speaking in opposition to the instant application, stating that the Applicant is unable to maintain the designated clear path on the sidewalk with the proposed sidewalk café being only one foot, ten inches wide (1' 10") and not providing proper allowance for wait staff which forces wait staff onto the public sidewalk, the residents feel that the addition of the 22 seats in the roadbed is a compromise between the licensee/applicant and the resident in this area where there had never been outdoor seating prior to the pandemic; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the Alteration Application for Municipal Expansion for both sidewalk cafés for **68 Perry St Corp dba Corner Bistro 331 W 4th St 10014**; and

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

Vote: Unanimous in favor (7 board members)

9. **One N K LLC dba Bisou 112 6th Ave 10013** (TW–Tavern) (Alteration: DONYC–Sidewalk) (Lic. ID # 0267-23-138977)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing Tavern Wine License to add sidewalk café seating consisting of 14 seats in total as part of the Dining Out NYC program to their licensed premises; and

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

1. There is no roadway seating included with this application.
2. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 5 tables and 14 seats on Sixth Avenue between Watts and Broome Streets.
3. Hours of operation for the Dining Out NYC sidewalk will be from 10 AM to 10 PM Sundays and 8 AM to 10 PM Mondays through Saturdays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
4. 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. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
8. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.
10. Acknowledges that Najib Benhammou is a supervisor of the licensed premises.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **One N K LLC dba Bisou 112 6th Ave 10013**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (7 board members)

10. Greenwich BBQ LLC dba Mighty Quinn's Barbeque 75 Greenwich Ave 10014 (RW-Restaurant) (Corporate Change) (appearance waived)

i. **Whereas**, the Applicant submitted notice to Community Board 2, Manhattan of their intent to file an application for a Corporate Change to their existing Restaurant Wine License (Lic. ID #0240-22-102608) to clarify and correct the ownership details of Greenwich BBQ LLC which has operated a full-service barbecue restaurant since approximately 2014 in a street level storefront located within a six (6)-story mixed-use building on Greenwich Avenue between Bank and West 11th Streets; the building falling within NYC LPC's designated Greenwich Village Historic District; and

ii. **Whereas**, the Applicant submitted the application for their Restaurant Wine license to CB2, Man. in [February/2014](#); on and from 7/15/2016, Greenwich BBQ LLC became wholly owned by Mighty Quinn's Holdings LLC, the two majority equity holders remaining the same (Micha Magid and Christos Gourmos), there being no change in method of operation; and

iii. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and

incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:

1. The premises will be advertised and operated as a full service barbecue restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be Sundays to Thursdays from 11:30 AM to 11 PM and Fridays and Saturdays from 11:30 AM to 12 AM.
3. 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 10 tables and 20 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.
4. Sidewalk café will close no later than 10 PM. All tables and chairs will be secured at this hour. There will be no host stands, bus or service stations on the sidewalk or in the roadbed. No exterior music, speakers or TVs.
5. No roadbed seating.
6. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time
7. Will not have televisions.
8. Will close all doors and windows at 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 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. The premises will not have dancing, DJ’s, promoted events, scheduled performances or any event where a cover fee is charged or security personnel.
14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
15. Will appear before CB2, Man. prior to submitting 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 **Greenwich BBQ LLC dba Mighty Quinn’s Barbeque 75 Greenwich Ave 10014**, unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the NYSLA Liquor License.

Vote: Unanimous in favor (7 board members)

11. Greenwich BBQ LLC dba Mighty Quinn’s Barbeque 75 Greenwich Ave 10014 (RW–Restaurant)
(Alteration: DONYC–Sidewalk) (Lic. ID # 0240-22-102608) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing Restaurant Wine License to add sidewalk café seating consisting of 20 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to

the NYSLA and agreed would be attached and incorporated into the existing method of operation of their liquor license in addition to any other existing stipulations, with those supplementary stipulations as follows:

1. There is no roadway seating included with this application.
2. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 10 tables and 20 seats on Greenwich Avenue between Bank and West 11th Streets.
3. Hours of operation for the Dining Out NYC sidewalk will be from 11:30 AM to 10 PM Sundays through Saturdays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
8. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for the alteration to the existing Restaurant Wine License for **Greenwich BBQ LLC dba Mighty Quinn's Barbeque 75 Greenwich Ave 10014**, to add seating under the Dining Out NYC program unless the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (7 board members)

12. Fiddlesticks LLC dba Fiddlesticks 54 58 Greenwich Ave 10011 (OP-Tavern) (Alteration: DONYC-Sidewalk) (Lic. ID # 0370-24-131065) (appearance waived)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Tavern Liquor License to add sidewalk café seating consisting of 34 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their liquor license in addition to any other existing stipulations, with those supplementary stipulations as follows:

1. There is no roadway seating included with this application.
2. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 17 tables and 34 seats on Greenwich Avenue between Perry and Charles Streets.
3. 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.

4. 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. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
8. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing Restaurant Wine License for **Fiddlesticks LLC dba Fiddlesticks 54 58 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 in favor (7 board members)

13. Serafina Meatpacking LLC dba Serafina Meatpacking 7 9th Ave 10014 (OP–Restaurant) (Alteration: DOT Open Streets) (Lic. ID # 0340-22-103296) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating as part of the NYC DOT Open Streets program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new NYC DOT Open Streets program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. Open Streets seating will substantially conform to submitted diagram and have no more than 14 tables and 56 seats on Little West 12th Street between 9th Avenue and Washington Street.
 2. Hours of operation for the NYC DOT Open Streets seating will be from 11:30 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 all waitstaff access to Open Street seating will be from within the establishment’s frontage and service will be only from within the establishments NYC DOT Open Streets seating boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 4. There will be no host stands, bus or service stations on the sidewalk or in the roadway.
 5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
 7. Will follow all rules and regulations of the NYC DOT Open Streets program.
 8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for the alteration to the existing On-Premises Liquor License for **Serafina Meatpacking LLC dba Serafina Meatpacking 7 9th Ave 10014**, to add seating under the NYC DOT Open Streets program unless the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (7 board members)

14. 18 Greenwich Avenue LLC dba Rosemary's 18 Greenwich Ave 10011 (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID # 0340-22-112709) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating consisting of 38 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their liquor license in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. There is no roadway seating included with this application.
 2. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 9 tables and 18 seats on Greenwich Avenue between Charles and West 10th Streets and 10 tables and 20 seats on West 10th Street between Greenwich Avenue and Patchin Place.
 3. 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.
 4. 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. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
 8. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
 9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for the alteration to the existing On-Premises Liquor License for **18 Greenwich Avenue LLC dba Rosemary's 18 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 in favor (7 board members)

15. 115 Christopher Street Restaurant Group LLC fka Christopher Street Hospitality LLC 115 Christopher St 10014 (OP-Tavern) (Renotification, change in LLC name) (*appearance waived*)

i. Whereas, Community Board 2, Manhattan received notice of a change in the corporate name of an Applicant for an On-Premises Restaurant Liquor License application that was presented to CB2, Man. in [October/2024](#), there being no change in principals or method of operation; and

ii. Whereas, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Man. under the new corporate entity that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, those stipulations being the same as the original stipulation agreement executed in October/2024, with those stipulations as follows:

1. The premises will be advertised and operated as neighborhood bar with a full-service kitchen with the kitchen open full menu items available until midnight every night and a lighter bar menu offered until closing.
2. The interior hours of operation will be Fridays through Sundays from 12 AM to 4 AM and Mondays through Thursdays from 2 PM to 4 AM. No patrons will remain after stated closing time.
3. Will not operate as a Lounge or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. Will play recorded background music at conversational levels only through small speakers installed throughout the premises. Music levels will remain at conversational background levels during any private parties or events. No music will be audible in any adjacent residences at any time.
6. Will install soundproofing to create an acoustical barrier between the licensed premises and the residents of the building.
7. Will have no more than two (2) televisions no larger than 55".
8. Will contract with a pest control management company for services on a regular schedule.
9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
10. Will have security as needed to prevent patrons from congregating and/or smoking outside the licensed premises and to prevent cars from idling.
11. Will post signage on the door leading from the restaurant to the common hallway / cellar stairs stating "Employees Only" to discourage patron use.
12. Will not have patron occupancy/service to any portion of the basement of licensed premises.
13. Will not install or have French doors, operable windows or open facades.
14. Will not make changes to the existing façade except to change signage or awning.
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" on the sale of bottles of alcohol except for the sale of bottles of wine products.
18. Will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades.
19. Will provide Community Board 2, Man. with a listing of all principals with 5% ownership or greater, prior to opening.
20. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new on-premises restaurant liquor license to **115 Christopher Street Restaurant Group LLC** **unless** the statements the Applicant has presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “Method of Operation” of the NYSLA liquor license.

Vote: Unanimous in favor (7 board members)

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

16. CMSV LLC dba Milla on Morton 80 Morton St (TW–Tavern) (Vacant Lot) (Food Truck)

Whereas, following this month’s CB2, Man. SLA #2 Licensing Committee Meeting on September 4, 2025, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; during CB2’s SLA Committee meeting it was brought to the Applicant’s attention that there are three easements (two for egress and one for parking) on the property, the NYSLA requiring that Applicants must have exclusive control of their licensed premises, the Applicant of the instant application applying to license the entire vacant lot raising questions as to how they can have exclusive use of the property when there are existing easements on the property; additionally a resident stated that the lot was cited in 2022 by the City of New York for hazardous soil conditions requiring abatement and that to date they had not seen evidence that the issue has been fully resolved; 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 **CMSV LLC dba Milla on Morton 80 Morton St** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (7 board members)

17. Greed Island LLC 61 Vandam St 10013 (OP-Bar/Tavern) (Change in Method of Operation)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on September 4, 2025, the Applicant’s Attorney requested **to lay over** this application to October/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 **Greed Island LLC 61 Vandam St 10013** **until** the Applicant has

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

Vote: Unanimous in favor (7 board members)

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

Whereas, prior to this month's CB2, Man. SLA #2 Licensing Committee Meeting on September 4, 2025, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license **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 in favor (7 board members)

19. Realmuto 117 7th Avenue South LLC 117 7th Ave South 10014 (OP–Restaurant) (Class change) (DONYC–Roadway)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on September 4, 2025, the Applicant's Attorney requested **to lay over** this application to October/2025 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

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

Vote: Unanimous in favor (7 board members)

20. Flik International Corp 310 Hudson St 10013 (OP–Catering Facility)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on September 4,

2025, the Applicant's Attorney requested **to lay over** this application to October/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 **Flik International Corp 310 Hudson St 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (7 board members)

21. Palermo LLC 2 Bank St aka 81 Greenwich Ave 10013 (OP-Restaurant) (DONYC-Sidewalk)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on September 4, 2025, the Applicant's Attorney requested **to lay over** this application to October/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 **Flik International Corp 310 Hudson St 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (7 board members)

22. 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, Man. SLA #2 Licensing Committee Meeting on September 4, 2025, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license **Train Design LLC and The Third Man Management LP dba Pastis 54 56 Gansevoort St 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order

that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (7 board members)

23. Bar Giacosa Corp dba Bar Pitti 268 Ave of the Americas 10014 (RW–Restaurant) (Alteration: DONYCSidewalk)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on September 4, 2025, the Applicant’s Attorney requested **to lay over** this application to October/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 **Bar Giacosa Corp dba Bar Pitti 268 Ave of the Americas 10014** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (7 board members)

24. Bar Giacosa Corp dba Il Pittino 268 Ave of the Americas 10014 (RW–Restaurant) (Alteration: DONYC–Sidewalk)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on September 4, 2025, the Applicant’s Attorney requested **to lay over** this application to October/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 **Bar Giacosa Corp dba Il Pittino 268 Ave of the Americas 10014** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (7 board members)

25. Banter West Village LLC dba Banter 643 Hudson St 10014 (OP–Restaurant) (Alteration: DONYC–Sidewalk, Roadway)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on September 4, 2025, the Applicant’s Attorney requested **to lay over** this application to October/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 **Bar Giacosa Corp dba Il Pittino 268 Ave of the Americas 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (7 board members)

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

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on September 4, 2025, the Applicant's Attorney requested **to lay over** this application to October/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 **Ad Hoc Collective LLC dba Ad Hoc 13 Christopher St 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (7 board members)

27. VBH Bar 1 LLC dba Barzetta 137 7th Ave South 10014 (OP–Restaurant)

Whereas, prior to this month's CB2, Man. SLA #2 Licensing Committee Meeting on September 4, 2025, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license **VBH Bar 1 LLC dba Barzetta 137 7th Ave South 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and

that the concerns of the Community be fully heard.

Vote: Unanimous in favor (7 board members)

Respectfully submitted,

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

DRAFT

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

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Cannabis Licensing Committee (CLC)

The CB2 CLC met on Monday, September 15, 2025, at 6:30 PM in the conference room of the CB2 office.

CB2 CLC Committee • Present: Mar Fitzgerald (Chair), Patricia Laraia (Vice Chair), Chris Dignes, Jeannine Kiely

Absent with Notice: William Benesh, and Antony Wong

Representative from Electeds: Lane Sohn, Community Liaison for Assemblymember Deborah J. Glick

1. ***Municipal Requirements under Cannabis Law:**

- Identification of deficiencies in the Office of Cannabis Management's (OCM) practices.
- Measures to strengthen compliance with Cannabis Law and municipal processes.
- Strategies to deter attempts to evade requirements relating to municipal review.
- Enhancements to bolster the municipal review process and ensure consistency.

2. ***Retail Locations & Distance from Schools:**

- Review of recent corrections to OCM's process for assessing adult-use retail dispensary location distance requirements relative to schools, which had previously been inconsistent with statutory provisions.
- Reevaluation of impacted licenses in Community District 2.

3. ***Discussion of FY27 District Needs Statement and FY27 Budget Priorities**

Minutes

The CLC Committee reviewed deficiencies in the Office of Cannabis Management's practices under the Cannabis Law, emphasizing the need to strengthen compliance and municipal oversight, deter efforts to evade local review, and enhance consistency in the municipal review process. The committee also examined recent corrections to OCM's assessment of dispensary distance requirements relative to schools, which had previously been applied inconsistently with statute, and discussed the reevaluation of impacted licenses in Community District 2.

Business Session

The CLC engaged in a discussion of the FY27 District Needs Statement and FY27 Budget Priorities. Following deliberation, resolutions addressing municipal requirements under cannabis law, dispensary proximity to schools, and district budget priorities were each adopted unanimously by the committee.

#1 Resolution to Ensure Municipal Compliance, Transparency and Fraud Prevention in Cannabis Licensing

Context

1. **Whereas**, under current [NYS Cannabis Control Board](#)¹ (CCB) and Office of Cannabis Management (OCM) guidelines there are a number of deficiencies in municipal notice that undermine transparency, burden municipalities and applicants, risk municipal and state complicity in fraud, and erode public trust in the licensing process; and
2. **Whereas**, Community Board 2 Manhattan summarizes these deficiencies and outlines our recommendations. [add CB2 apps/licenses]

Legal Requirements

3. **Whereas**, improvements in the municipal notice process are necessary to enhance transparency, and ensure consistent, lawful, and verifiable engagement between cannabis license applicants, Community Boards/municipalities, and the CCB/OCM, ultimately protecting all stakeholders including the public; and
4. **Whereas**, per the [Marihuana Regulation and Taxation Act \(MRTA\)](#)², and pursuant to Section 76 of the Cannabis Law, applicants must notify the municipality in which a proposed premises is located not less than thirty days nor more than two hundred seventy days before filing an application for licensure; and
5. **Whereas**, in New York City, the Community Board (CB) established pursuant to Section 2800 of the New York City Charter is designated as the appropriate public body to receive such notice; and
6. **Whereas**, the law requires notification to be made by certified mail with return receipt, overnight delivery with proof of mailing, or personal service upon the CB or municipal clerk using the [standardized Notification to Municipality \(NTM\) form](#)³ available on the OCM website; and
7. **Whereas**, the OCM “does not consider an application for a retail dispensary or microbusiness (with retail authorization) filed with until: 1) the applicant provides proof of control over the proposed retail location; 2) **the applicant provides proof of notification to the municipality**; and 3) the applicant receives a location determination from the Office as to whether the retail location meets the proximity requirements in the Cannabis Law and corresponding regulations”⁴; and

Deficiencies

8. **Whereas**, the OCM's municipal overview guidance for provisional licensees permits notification to occur only once a location has been secured, which contradicts Cannabis Law §76 that defines notification as a declaration of intent that must precede state application filing; and
9. **Whereas**, applicants frequently omit critical details on Notification to Municipality (NTM) forms, including the principal licensee name, ownership stakeholders, license number, DBA, corporate entity, and OCM application number, leading to confusion and incomplete review; and

¹ <https://cannabis.ny.gov/>

² <https://cannabis.ny.gov/marihuana-regulation-and-taxation-act-mrta>

³ <https://cannabis.ny.gov/system/files/documents/2023/09/notice-to-municipalities-form.pdf>

⁴ <https://cannabis.ny.gov/system/files/documents/2023/11/au-municipalities.pdf>

10. **Whereas**, Community Boards/ municipalities are increasingly seeing licensees/applicants attempt to circumvent municipal obligations by claiming to have submitted notice when they have not, by submitting false locations, sending empty envelopes via mail and presenting the return receipt to the OCM as proof of service, and by providing invalid email addresses and phone numbers to avoid communication with the municipality; and
11. **Whereas**, even when information is provided, license numbers and applicant names often do not match the licensed corporate entity, making verification difficult; and
12. **Whereas**, municipal staff may inadvertently accept or stamp incomplete forms, which applicants could later alter, creating risks of fraud; and
13. **Whereas**, notices have at times been submitted or presented by individuals unaffiliated with the applicant or licensee, and in some cases without the applicant's knowledge or consent; and
14. **Whereas**, some licensees and applicants claimed to have satisfied notice requirements, yet failed to do so, and were nevertheless licensed; and
15. **Whereas**, citywide, multiple licenses have been approved and activated without submitting municipal notice, including QUIA AMO LLC OCM-MICR-24-000061 / OCMMICR-2023-00052 in CB2 at 99 Vandam St. 10013; and
16. **Whereas**, the NTM form does not provide fields for changes in method of operation, relocations, transfers, corporate changes, endorsements, growers showcases, or temporary permits such as Cannabis Events/Growers showcases, all of which may require municipal notice; and
17. **Whereas**, NTM form fields are unclear creating confusion for licensee/applicants about what information is being requested and is required; and
18. **Whereas**, there is no email field for attorney or representative contact information, further impeding verification and flow of information; and
19. **Whereas**, municipalities and CBs are often forced to perform due diligence with limited or inaccurate information, identifying fraudulent leases, suspected illicit affiliations, and prior license violations, yet such findings are inconsistently considered in licensing decisions; and
20. **Whereas**, the absence of a centralized, accessible database of licensees and applicants prevents municipalities from efficiently verifying applicant details, as compared to other regulatory databases such as the Citywide Event Coordination and Management's (CECM) Street Activity Permit Office system (SAPO).

Therefore, Be It Resolved, that Community Board 2 Manhattan (CB2M) recommends that NYS Cannabis Control Board (CCB) and Office of Cannabis Management (OCM)

1. Immediately implement significant improvements to the municipal notice process to address recurring deficiencies, reduce risks of fraud or misrepresentation, streamline the licensing process, reduce municipal burden, and strengthen public confidence in the legal cannabis market.
2. **Be It Further Resolved**, that CB2M specifically recommends that the CCB and OCM revise Notification to Municipalities form OCM-06009 to require the inclusion of:
 - a. All Applications:
 - i. OCM application number;
 - ii. OCM license number (if applicable);
 - iii. License type;
 - iv. Application/License status;
 - v. DBA;
 - vi. Corporate entity name;
 - vii. Principal licensee name;

- viii. Names of all True Parties of Interest (TPIs);
 - ix. Proposed hours of Operation;
 - x. Attorney or authorized representative contact information including email.
- b. Types of Applications
- i. New establishments;
 - ii. Transfers of existing licensed businesses;
 - iii. Renewals;
 - iv. Alterations to premises;
 - v. Amendment to hours of operation;
 - vi. Relocations;
 - vii. Corporate changes of any kind including investors, branding, and management services agreements;
 - viii. [Endorsements](#), including name changes (corporate/DBA);
 - ix. Growers showcases;
 - x. Cannabis Events.

5. Be It Further Resolved, that the CCB and OCM establish a centralized, secure, and database accessible to relevant city agencies including Community Boards/municipalities that includes for each licensee or applicant:

- a. License and/or application number;
- b. Contact information;
- c. Names of all individuals on each license;
- d. License type;
- e. License status;
- f. Date of licensing;
- g. Date of expiration;
- h. Date of location submission;
- i. OCM location verification report.

6. Be It Further Resolved, that the CCB and OCM:

- a. Implement verification mechanisms to ensure that only authorized licensees or representatives may submit or present notice and provide guidance to municipal staff to identify fraudulent or inaccurate submissions.
- b. Enact and enforce penalties against any applicant or representative who knowingly submits false, misleading, or incomplete information, including fraudulent leases, misrepresentation of affiliation, or failure to properly notify municipalities as required by law.
- c. Provide standardized instructions and training for applicants, community boards, and municipalities to ensure clear understanding of statutory obligations, benefits of municipal engagement, and consistent processes for notice review.

#2 Resolution urging the New York State Legislature to require municipal approval in the siting of adult-use cannabis licenses and applications within 500-feet of schools, and to use inclusive language

Whereas, the legalization of adult-use cannabis in New York was enacted with the stated goals of advancing equity, restorative justice, and economic opportunity for historically harmed communities; and

Whereas, deficiencies in the Cannabis Law and its regulations have plagued the legal industry since the end of prohibition, resulting in lawsuits, injunctions, confusion, uncertainty, distress, and financial hardship for applicants and licensees; and

Whereas, [Senate Bill S8469](https://legislation.nysenate.gov/pdf/bills/2025/s8469)⁵, introduced by Senator Sepúlveda, seeks to preserve the eligibility of dispensaries approved under prior Office of Cannabis Management (OCM) guidance, even if those locations are within 500 feet of schools; and

Whereas, the bill fails to account for the role of municipalities in the licensing process, raising serious questions: Did local governments approve or oppose any of these dispensaries? Were concerns about proximity to schools considered? Why is municipal opinion not the foremost consideration in determining whether exceptions or variances should be allowed?; and

Whereas, meaningful municipal input is essential, as local governments and communities are best positioned to weigh public health, safety, and welfare considerations, particularly where dispensaries may be sited near sensitive locations such as schools; and

Whereas, the language of the Sponsor's Memo to S8469 includes the term "grandfathers," a word that originates from "grandfather clauses" used during the Jim Crow era to disenfranchise Black voters; and

Whereas, continued use of this term is both harmful and contradictory to the equity and justice values the cannabis legalization framework was designed to advance, especially for Black and brown communities disproportionately harmed by past prohibition; and

Whereas, In 2020, CB2 discontinued the term due to its racist origins and replaced it with "Pre-existing Non-Conforming Use and two months later, the [Massachusetts Appeals Court announced it would no longer use the term](#)⁶ for the same reason; and

Whereas, "Pre-existing Non-Conforming Use," "Pre-exempted," "Legacy," "Irregular Status," "Continued Eligibility," or "Maintained Under Former Non-Conforming Status," that would uphold equity while avoiding language rooted in racist exclusion.

Therefore, Be It Resolved, that Community Board 2 Manhattan urges the New York State Legislature to amend the Cannabis Law, and particularly Senate Bill S8469, to require municipal approval before permitting any dispensary to operate within 500 feet of a school; and

Be It Further Resolved, that the NYS Legislature be urged to replace the terms "grandfather" "grandfathered" "grandfathering" with an inclusive and equitable alternative consistent with the principles of restorative justice.

#3 FY27 CLC District Needs Statement and FY27 Budget Priorities

Allocate funding to establish the Office of Cannabis Business Services as proposed by City Council [Int 0285-2022](#), and urges full funding and implementation of the office; and be it further Community Board 2 Manhattan emphasizes that the Office of Cannabis Business Services should actively work with and support community boards, local licensees, applicants, elected officials,

⁵ <https://legislation.nysenate.gov/pdf/bills/2025/s8469>

⁶ <https://www.nytimes.com/2020/08/03/us/racism-massachusetts-grandfathering.html>

and city agencies to ensure equitable participation in the cannabis industry, promote social and economic equity for communities disproportionately impacted by cannabis prohibition, provide legal, technical, and financial assistance, and monitor and evaluate the implementation of cannabis regulations across the City.

Respectfully submitted,

Mar Fitzgerald
Chair, CB2 Cannabis Licensing Committee (CLC)

DRAFT

AUGUST 2025 EXECUTIVE COMMITTEE RESOLUTIONS

PARKS & WATERFRONT

A Resolution Supporting New York City’s Department of Parks & Recreation’s Request to Utilize the Hudson Square Open Space Fund for Financing of Improvements to James J Walker Playground and Surrounding Features in James J Walker Park

WHEREAS:

1. The NYC Department of Parks and Recreation (DPR) is seeking CB2 Manhattan’s support for allocating Open Space Fund resources to areas within James J Walker Park for renovations in sync with the broader Clarkson Street Corridor improvements, in the hope of avoiding prolonged staggered construction.
2. There will be an estimated \$160 million in city funding invested to transform the blocks around Clarkson Street, from Houston Street to the south, up Hudson Street, bordered on the north by St. Luke’s Place and down Varick Street. Together, these projects will deliver 100,000 square feet of indoor and outdoor recreation space and will be the biggest investment in indoor and outdoor state of the art recreational facilities, public art and passive open space in Manhattan and will be a vital recreation hub for our community.
3. This specific area that will be renovated includes the James J Walker Playground, a pedestrian pathway running between St. Luke’s Place and Clarkson Street, several mature trees, benches, a pickleball court, a bocce ball court and a memorial to fallen firefighters (which is the oldest memorial in DPR’s collection). It does not include the Tony Dapolito Center.
4. The project to renovate improve these features, referred to as the James J Walker Playground project, constitutes the only major initiative in the corridor without funding.
5. The playground area has not been updated in 30 years and suffers from safety hazards, accessibility issues, rat problems, and deteriorating equipment. Many of the features in this playground have been deemed unsafe and closed off. The trees would remain as part of the renovation. The seating would be upgraded, and a new spray shower would be installed in the play area.
6. DPR proposes to use what is currently unallocated from the Open Space Fund (originally created for park improvements when Hudson Square was rezoned in 2013 and overseen by the Hudson Square BID) for the James J Walker Playground project.
7. \$1M of the fund is already committed to Hudson Houston Plaza and the DPR requests the use of the remaining current balance (estimated as roughly \$6M) for the Playground project. No other requests for other open space initiatives in the neighborhood are currently identified.
8. The full renovation cost of the James J Walker Playground project is estimated at \$7.5–8M, with the remaining amount to be pieced together from other small funding sources (e.g., MTA mitigation funds).
9. The process of approvals and procurement and construction are expected to take more than three years.
10. The next steps, if CB2 approves this request, would be for DPR to ask the Hudson Square BID to allocate the money. DPR would then return to our community for the scoping of the plans while finding the additional required funding.
11. For clarity, Manhattan Community Board 2 has an established position on the demolition of the Tony Dapolito Center, voting in support of a resolution produced by our Landmarks committee in September 2024 (link to the resolution <https://cbmanhattan.cityofnewyork.us/cb2/wp->

content/uploads/sites/9/2024/09/09-Tony-Dapolito-Recreation-Center-Resolution-2024.pdf).
This resolution does not change that position.

THEREFORE, BE IT RESOLVED that Manhattan Community Board 2:

- Applauds DPR for breaking new ground by working with multiple agencies to coordinate work across multiple projects.
- Sees this multi-project initiative as a huge investment in and opportunity for our community.
- Supports this request by the DPR to utilize the Hudson Square Open Space Fund for financing improvements to this James J Walker Playground project in James J Walker Park as long as there is engagement with the community through the entire process.
- Understands the reasons for, but is disappointed by, the prolonged duration of the project (3+ years) and asks the city and the DPR to review protocols to see if it can be completed faster, while still minimizing disruption and aligning timelines with other projects in the adjoining blocks.

Vote: Unanimous, with 13 Executive Committee members in favor.

LANDMARKS

1. *96 Bank St. (Greenwich Village Historic District) Application is to renovate the rear facade and reconfigure windows.

Whereas:

- A. The property holds a recently issued Certificate of Appropriateness for certain work and this application seeks to modify the provisions concerning the rear facade; and
- B. There is deterioration of the modern rear facade as shown in photographs that requires rebuilding of the facade; and
- C. The windows at the second and third floors are in a historic multi-pane design with correct tripartite spacing; and
- D. The parlor floor windows, historically much longer with spacing matching the upper floors, are of non-historic smaller design with distorted spacing and their size give the appearance of parts of the rear facade having been infilled with brick; and
- E. The visual aspects of the interior as seen through proper historic length windows can be addressed in a number of different ways; and
- F. The nonconforming side windows installed prior to designation will be replaced in kind.
- G. The finish will be brick veneer and matches the existing brick elsewhere; now

Therefore be it resolved that CB2, Man. recommends:

Approval of the historic design of the windows at the second and third floors, the replacement of existing side windows, and the brick cladding of a historic design; and

Denial of the non-historic short parlor floor windows and that they be of historic length to preserve the historic character of the house that is otherwise exemplary in the proposed design.

Vote: Unanimous, with 13 Executive Committee members in favor.

2. *394 W. Broadway (SoHo Cast Iron District) – Application is to establish a master plan for painted wall signage.

Whereas:

- A. There is an existing sign from before designation that does not conform to current regulations with respect to size, distance from the front facade, proximity to other existing wall signs and a design without a border; and
- B. The applicant seeks a variance to paint a new sign of the same size and placement and without a border, essentially repainting the existing sign with a different image; and
- C. The applicant provided ample examples in the district of similar variances that have been granted by the Commission

Therefore be it resolved that CB2, Man. recommends:

Approval of the repainting of the existing sign from before designation which does not conform to existing regulations with respect to size, placement, lack of a border, and proximity to another wall sign; and

That this variance is understood to be granted for the repainting of an existing sign and not to be considered as a precedent for other painted wall signs in the district.

Vote: Unanimous, with 13 Executive Committee members in favor.

3. *27-29 Great Jones St. – (NoHo Historic District) Application is to replace the sidewalk.

Whereas:

- A. The structure above the vault that supports the sidewalk has clearly deteriorated and needs to be replace as illustrated by pictures shown by the applicant; and
- B. The existing sidewalk is in granite, and the proposal is to replace this surface with concrete matching the adjacent sidewalk with an under layer containing waterproof membrane supported by steel; and
- C. The applicant gave no justification for not replacing the surface with granite similar to the existing historic material in appearance; and
- D. A member of the public spoke against the replacement of the historic material by concrete; now

Therefore be it resolved that CB2, Man. recommends **denial** of the application unless the surface is in granite matching the existing material.

Vote: Unanimous, with 13 Executive Committee members in favor.

4. *524 Broadway (SoHo-Cast Iron Historic District) – Application is to alter the non-historic canopy at the Broadway retail entrance and install halo-lit signage.

Whereas:

The retail entrance is located in the center bay, with the building entrance to the right and a show window for the establishment on the left; and

The existing canopy is to be modified with 16” high black surround cladding and the addition of 14” individually lit halo letters depicting the name of the business on the front; now

Therefore be it resolved that CB2, Man. recommends **approval** of the black cladding with halo lettering on the existing canopy.

Vote: Unanimous, with 13 Executive Committee members in favor.

5. *452 Broadway (SoHo Cast Iron District) – Application is to legalize signage installed without approval by the Landmarks Commission.

The applicant did not send application materials, did not ask to have the application laid over and did not appear at the public meeting.

Therefore be it resolved that CB2, Man. recommends **denial** of the application and that the Commission not hold a hearing for the application until the applicant presents the application at a CB2 Manhattan public hearing.

Vote: Unanimous, with 13 Executive Committee members in favor.

6. *71 W. 11th St. (Greenwich Village Historic District) – Application to install a new wheelchair lift, restore historic door enframing, rear façade work to install new elevator, and install new windows at the rear façade.

(LAID OVER)

7. *102 Greene St. – (SoHo Cast Iron Historic District) – Application is to replace the cast iron steps with diamond plate.

(LAID OVER)

SLA LICENSING 1

1. **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–Hotel) (Alteration: Moving ground floor bar)**
 - i. **Whereas**, the Applicants’ Attorney appeared before Community Board 2, Manhattan’s SLA Committee to present an application to the NYS Liquor Authority for an alteration to their existing Hotel Liquor Licenses (Lic ID #0343-23-103211, exp. 2/28/2027) to move the hotel lobby bar and decrease the number of seats from 10 to 8 seats; the Applicants will all continue to operate a boutique hotel which features a full-service restaurant and a cocktail bar/lounge in a C6-1 zoned, 11-story, mixed-use building constructed in 1910 on the southwest corner of E. 13th St. between Fourth Ave. and Broadway (Block #564/Lot #45); and
 - ii. **Whereas**, there will be no change in the operation of the hotel whose total licensed interior space is approximately 78,174.07 sq. ft.; the restaurant will continue to serve breakfast, brunch, lunch, and dinner and together with the cocktail bar/lounge (which serves breakfast, lunch, and an evening bar menu) will have 84 tables with 218 seats and two (2) stand up bars with 20 seats for a total of 238 interior seats; there was a previously licensed sidewalk cafe of approximately 450 sq. ft. with 20 tables and 40 seats which the Applicant intends to file an alteration for once approved under the Dining Out NYC program; the Applicant having previously appeared in [November/2023](#) for a corporate change at which time they signed a stipulation agreement with CB2, Man. 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, there being no changes in the method of operation/stipulations at this time and no additional changes in ownership, therefore a new stipulation agreement was not signed as part of this alteration application;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the alteration application to the existing On-Premises Hotel liquor 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** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant in [November/2023](#) remain incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous, with 13 Executive Committee members in favor.

2. **Yukimi LLC 247 Elizabeth St, north store 10012 (TW–Bar/Tavern) (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 a new Tavern Wine License to operate a Japanese Omakase restaurant in the ground floor of a five (5)-story mixed-use, tenement style building (ca. 1910) on Elizabeth Street between Prince and East Houston Streets (Block #508/Lot #38) located in the Special Little Italy District; and
 - ii. **Whereas**, the ground floor premises is approximately 300 sq. ft. and will have one sushi counter with 11 seats and no additional tables or seats for a total seated occupancy of 11 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; and
 - iii. **Whereas**, the premises to be licensed is a previously unlicensed location operating with various retail stores, most recently operating as a pop-up clothing store, prior to that as a perfume store; and

- iv. **Whereas**, the Applicant’s hours of operation will be Sundays through Saturdays (7 days a week) from 5 PM to 11 PM, music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ’s, no promoted events, no live music or scheduled performances, and no cover fees; there is no outdoor seating as part of this application; and
- v. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **63 active licensed premises** within 750 feet of the proposed premises to be licensed according to LAMP and an additional 8 pending licenses within this same area, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule, the hours and method of operation being reasonable with the Applicant stating they do not intend to file for a full liquor on-premises license in the future; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Tavern Wine License, with those stipulations as follows:
1. Will operate as a Japanese Omakase restaurant having less than a full kitchen with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be from Sundays through Saturdays (7 days a week) from 5 PM to 11 PM. All patrons will be cleared, and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 6. Will not have televisions.
 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 8. Will not install or have French doors, operable windows or open facades.
 9. Will not make changes to the existing façade except to change signage or awning.
 10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 11. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed prior to opening.
 12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 13. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
 14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 15. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB#2, Man. recommends **denial** of the application for the Tavern Wine License for **Yukimi LLC 247 Elizabeth St, north store 10012**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” on the NYSLA Liquor License.

Vote: Unanimous, with 13 Executive Committee members in favor.

3. WS Hotel LLC 101-105 Waverly Pl 10011 (new OP–Hotel) (Transfer)

- i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for a hotel liquor license to operate the hotel lobby bar located on the ground floor within the hotel and to provide room service to hotel guests, the hotel being an 9-story (excluding cellar and basement) building (ca. 1902) with 152 guest rooms on Waverly Place at the northwest corner of the intersection with MacDougal Street (Block #553/Lot #7501), the building falling within a residentially-zoned area of NYC LPC’s designated Greenwich Village Historic District; and
- ii. Whereas**, the hotel premises is 61, 210 sq. ft. (approximate sq. ft.: cellar 6,800; basement 3,580; 1st flr 8,500; 2nd and 3rd flrs 8,100/each; 4th–8th flrs 4,400/each; 9th flr 4,130; the cellar and basement having no patron access and being out of scope of the hotel liquor license) with the lobby and bar/lounge area occupying less than half of the ground floor and having 16 tables with 64 seats and one (1) bar with four (4) seats for a total seated occupancy of 68 persons; there are two (2) entryways serving as both patron ingress and egress, the main hotel entry being on Waverly Place and two (2) patron bathrooms; and
- iii. Whereas**, the hours of operation for the hotel lobby lounge and bar are from 7 AM to 2 AM Sundays through Saturdays (7 days a week); music will be recorded background music only; there will be no dancing, DJs, live music, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; there are no French doors or other operable windows and no outdoor seating; one of the principals of the instant application, along with the prior owner, came before CB2, Man. in [June/2025](#) for the transfer of an On-Premises Restaurant Liquor License to operate the full service restaurant located within the hotel (WS F&B LLC, pending Lic ID #NA-0340-25-122461) which CB2 unanimously recommended approval of; and
- iv. Whereas**, the hotel originated as Hotel Earle back in 1902 and was purchased by Daniel Paul and his family around 1973, the property being renovated in 1986 at which time the name was changed to the Washington Square Hotel; Daniel Paul held a 50% interest in the corporation along with his daughter, Judy, who held the other 50% interest at the time of his passing (2014), the daughter appearing before CB2, Man. in [February/2024](#) for a corporate change to hold a 100% interest in the hotel (Washington Square Hotel LLC, Lic. ID #0343-22-127351) the instant application being an asset purchase of the hotel by the Applicant, the Applicant stating there will be no substantive change to the method of operation; 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 Hotel Liquor License, with those stipulations as follows:

 - 1. Premises will be advertised and operated as a hotel with a lobby bar area with the kitchen open and menu items available until closing every night.
 - 2. The hours of operation will be from Sundays through Saturdays (7 days a week) from 7 AM to 2 AM. All patrons will be cleared and no patrons will remain after stated closing time. Room service is available to hotel guests 24/7.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.

4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
6. Will not have televisions.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will not install or have French doors, operable windows or open facades.
9. Will not make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
13. Will not have 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.
14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
15. Will appear before CB2, Man. prior to submitting 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 **52 active licensed premises** within 750 ft. and 9 pending licenses according to LAMP, the agreed upon hours and method of operation being essentially the same as the previous operator, the stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for an On-Premises Hotel Liquor License for **WS Hotel LLC 101-105 Waverly Pl 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, with 13 Executive Committee members in favor.

4. The Mercer I LLC & Sartiano Steakhouse Management LLC dba The Mercer 147 Mercer St aka 99 Prince St 10012 (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 24 seats in total as part of the Dining Out NYC program; and

ii. Whereas, there are four (4) tables and eight (8) seats located within private property on Prince Street with service to those tables occurring from within the private property and seven (7) tables and 14 seats on Mercer Street, with five (5) tables and ten (10) seats located within private property and two (2) tables and four (4) seats located on the public sidewalk, with service to all tables on Mercer Street happening from within the Dining Out NYC-designated sidewalk café area, that the

tables located within private property not able to be accessed by waitstaff without utilizing the public sidewalk; and

iii. Whereas, the plans presented to CB2’s SLA committee showing placement of tables located within the designated Dining Out NYC area on Mercer Street that would not be able to be accessed by wait staff without utilizing the clear path area of the public sidewalk, the Applicant’s attorney stating that they had requested a waiver from DOT to use the public sidewalk for wait staff and were verbally told that DOT’s approval of their sidewalk café plans would grant them that waiver, the Applicant unable to present anything in writing stating that such waiver had been granted, the plans presented to CB2’s SLA Committee showing tables not able to be accessed from within the Dining Out NYC-designated sidewalk café area, the Applicant agreeing to remove one (1) table in order for all exterior tables to be accessed from within either the Applicant’s private property or the sidewalk café area in accordance with the Dining Out NYC rules which state “**§ 5-10 Operation**

and Management Requirements. (m) Service: *A licensee must ensure that employees serve patrons solely from within the perimeters of such sidewalk cafe or roadway cafe.*”; and

iv. Whereas, The Mercer Hotel opened in 1997 and, while sidewalk cafés had previously been prohibited due to zoning restrictions, the hotel has had benches outside within their private property for over 15 years without any known complaints, the Applicant asking for closing hours of 12 AM, 7 days a week, stating that they have always operated with seating outside albeit without the service of food and alcohol, the instant application having all but two tables and four seats located within their private property, the Applicant willing to compromise and close all outside seating at 11 PM, the overall number of seats being reasonable and the Applicant having agreed to remove seating in order for all service to occur from within the sidewalk café area; and

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

1. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 7 tables and 14 seats on Mercer Street between Prince Street and West Houston with 5 of those tables and 10 seats located within private party and 4 tables and 8 seats located within private party on Prince Street between Mercer and Greene Streets.
2. Hours of operation for the Dining Out NYC sidewalk will be from 10 AM to 11 PM Sundays and 8 AM to 11 PM Mondays through Saturdays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries or from within private property. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
7. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **The Mercer I LLC & Sartiano Steakhouse Management LLC dba The Mercer 147 Mercer St aka 99 Prince 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, with 13 Executive Committee members in favor.

5. Carmela NYC LLC 10 5th Ave 10011 (TW–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 coffee café on the ground floor of a four (4)-story mixed-use brownstone building (ca. 1849, altered 1983) on the northwest corner of 5th Avenue and West 8th Street (Block #572/Lot#44), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. Whereas**, the ground floor storefront location is approximately 2,500 sq. ft. with 1,400 sq. ft. on the ground floor connected via an interior staircase to a 1,000 sq. ft basement, the basement being used for storage purposes only with no patron use, there are approximately 9 tables and 39 seats and one (1) bar with no seats for a total seated occupancy of 39 persons; the premises has one (1) door which will serve as patron ingress and egress and two (2) bathrooms; and
- iii. Whereas**, the Applicant’s hours of operation will be from 8 AM to 10 PM Saturdays and Sundays and 7 AM to 10 AM Mondays through Fridays, music will be background only from iPods/CDs/streaming services; there will be five (5), 15" TVs for the purposes of displaying menus and operating without sound, 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; the Applicant is installing operable doors on 5th Avenue and 8th Street and a service window on 8th Street, the Applicant agreeing with the West 8th Street Block Association to not use the service window on West 8th Street for any reason, to not open the doors on West 8th Street and to close the doors on 5th Avenue at 9 PM;
- iv. Whereas**, the premises to be licensed had been licensed for beer and wine under APQ 10 Fifth Avenue LIC dba Le Pain Quotidien (Lic ID #0240-22-100856) **which had been operating at the location from 2021–2024 and prior to that had been licensed since approximately 2011 under PQ 8th Street Inc dba Le Pain Quotidien (Lic ID #0240-19-112970)**; and
- v. Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **27 active licensed premises** within 750 feet of the proposed premises to be licensed according to LAMP and an additional 4 pending licenses within this same area, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule, 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 coffee café 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 8 AM to 10 PM Saturdays and Sundays and 7 AM to 10 AM Mondays through Fridays. 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 have no more than 5 television(s) no larger than 15" for the purpose of displaying menus. There will be no projectors and TV will operate in “closed caption” mode only, without sound.
6. Will close all doors and windows at 9 PM every night, allowing only for patron ingress and egress.
7. Will ensure doorway to the residential hallway in the basement is an alarmed door and used for emergency egress.
8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
9. Will not use the service window being installed on West 8th Street at any time for any purpose including for use as a take-out window.
10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
12. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
13. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
14. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the Tavern Wine License for **Carmela NYC LLC 10 5th Ave 10011**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” on the NYSLA Liquor License.

Vote: Unanimous, with 13 Executive Committee members in favor.

6. **Michael G Fanelli Inc dba Fanellis 94 Prince St 10012 (OP-Tavern) (Alteration: DONYC-Sidewalk) (Lic. ID # 0370-24-102406)**
 - 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 **34 seats** as part of the Dining Out NYC program to their licensed premises; and
 - ii. **Whereas**, the premises has operated as Fanelli’s at this location since around 1922 and is the second oldest tavern in New York, the current owner’s father having purchased the building in 1982, the licensed premises was expressly prohibited through the zoning code from having any outdoor

seating on the sidewalk, did not have any outdoor seating under the old DCWP sidewalk café program or any stipulations in place regarding the emergency pandemic era dining program, the Applicant not having filed for an expansion of the licensed premises under the NYSLA June 30/2022 guidance regarding Chapter 165 of 2022 stating that all licensees wishing to incorporate the municipal property into their licensed premises must notify the municipality; the Applicant having appeared before CB2, Man. in [May/2025](#) to add 36 seats in a roadway café on Mercer Street which CB2 unanimously recommended be approved; and

- iii. **Whereas**, the instant application is to add one (1) table and four (4) seats on a platform located adjacent to the building on Prince Street and 8 tables and 30 seats on a platform located adjacent to the building on Mercer Street for a total of 34 seats on the sidewalk in addition to the 36 seats in the roadway café from the May/2025 application (70 exterior seats in total); and
- iv. **Whereas**, the Dining Out NYC rules state that a sidewalk café shall be: *a) level with the sidewalk (see §5-11 Design Requirements (a)(2)(ii) Flooring), b) be directly accessible to persons with physical disabilities (see §5-10 Operation and Management Requirements (h) Accessibility), c) be demarcated by a removable and self-supporting base wall, railing, planter, fence or stanchion and rope (see §5-11 Design Requirements (a)(2)(i) Perimeter demarcation) and d) a licensee must ensure that employees serve patrons solely from within the perimeters of such sidewalk café (see § 5-10 Operation and Management Requirements. (m) Service);* the proposed sidewalk seating meeting none of those requirements, the platform being raised approximately 6" (inches) from the sidewalk with no fencing, railing or lip on the edge posing a serious life safety risk as there is no way to prevent patrons from inadvertently having a chair slide off the edge or tripping off the side, there being little to no room on the platform on Mercer Street especially for a service aisle, the waitstaff having used the public sidewalk for service to patrons when there was pandemic-related seating on the sidewalk platform which created significant congestion on both Mercer and Prince Streets with Prince Street being indicated as a Global corridor requiring a 12' clear path and Mercer a Regional corridor requiring a 10' clear path and, while the existence of the platform precludes the clear path from being met on either street, the existence of any exterior seating bringing with it the various movements of waitstaff, patrons waiting for seats and/or slowly leaving further adds to the sidewalk congestion, the Applicant/Licensee acknowledging this issue when he appeared for the roadway seating and agreed to make some adjustments to that seating in an effort to minimize the congestion caused by the outdoor dining; any required demarcation of the raised sidewalk café area would likely need to be placed on the sidewalk as there is no room on the platform for it, especially on Mercer Street, this demarcation further taking away from the already-limited clear path on the sidewalk, the sidewalk seating is not ADA accessible as it is on a raised platform which does not have a built-in ramp; and
- v. **Whereas**, the Applicant stating that DOT considers the platform a continuing non-conforming use and therefore has no objection to its use for outdoor dining but prior to the Covid-19 pandemic the raised platform and sidewalk were never used for eating and drinking as it was prohibited by zoning – the platform pre-existing the pandemic but **the use is not a continuing use**, DOT further fails to address the issue of lack of ADA accessibility and the lack of a service aisle located within the platform for wait staff to serve patrons in order to keep the limited remaining pedestrian sidewalk for the use of the public; the Attorney and Applicant / Licensee further stating that the sidewalk condition has been unchanged since the 1940's in contradiction of the 1940's tax photos which show the platform with a stairwell, fencing and a railing located within the platform on Mercer Street, the fencing and railing having been removed at some point and replaced with hatch doors, it being unclear if permits were ever filed with DOB for those changes but clearly the raised area has changed over the years and has not remained in its 'original' condition;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the alteration application to add sidewalk seating to the existing On-Premises Tavern Liquor License for **Michael G Fanelli Inc dba Fanellis 94 Prince 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 alteration permitting an expansion of the licensed premises to the sidewalk is issued to this Applicant.

Vote: Unanimous, with 13 Executive Committee members in favor.

7. Elmer Kennedy LLC dba Pasquale Jones 86 Kenmare St 10012 (OP–Restaurant) (Class Change) (Lic ID # 0240-22-102503)

- i. Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present a Class Change application from Restaurant Wine to On-Premises Liquor License to continue to operate a wood-fired food and Neapolitan pizza restaurant in the ground floor of a six (6)-story mixed-use, tenement-style building (circa 1900) with 30 residential apartments on the southwest corner of Kenmare and Mulberry Streets (Block #481/Lot #32), the building falling within the Special Little Italy District; and
- ii. Whereas**, the ground floor storefront is approximately 2,000 sq. ft. with 1,000 sq. ft on the ground floor and 1,000 sq. ft. in the basement, the basement being used for storage purposes only with no patron use, there are 12 tables and 39 seats and one (1) bar with 12 seats for a total seated patron occupancy of 518 persons; there is one (1) patron entry which serves as patron ingress and egress and two (2) patron bathrooms; there are operable doors and windows on both Kenmare and Mulberry Streets that open out to the sidewalk; the applicant has been operating with sidewalk seating though there is no alteration application included with the instant application to add sidewalk seating; and
- iii. Whereas**, there is no change in method of operation as part of the instant application from what was agreed to when the Applicant executed a stipulation agreement with CB2, Man. in **June/2015**, the hours of operation will continue to be from 11AM to 11 PM Sundays and Mondays and 11 AM to 12 AM Tuesdays through Saturdays; music is supposed to be quiet ambient recorded background music; there is 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 principals of the instant application are also principles of another restaurant within CB2, Man. which is licensed under Kennedy Organics LLC dba Charlie Bird (Lic. ID #0340-23-134978); and
- v. Whereas**, in **June/2018**, CB2, Man. previously considered and recommended denial of a proposed upgrade by the Applicant that was identical in every way to the instant application, recommending that the Applicant make a sustained effort to engage residents of 86 Kenmare and ameliorate the very significant and legitimate noise issues from the operations of the restaurant impacting residents ; in **December/2018**, the Applicant again returned to CB2, Man. for an upgrade to their restaurant wine license while also seeking to extend hours until 2 AM every night, CB2 again recommending denial of the application after hearing the same complaints from the residents as were raised in June/2018, the residents citing continuous violations with the operator’s previously agreed upon

stipulations as to closing times, music levels, failure to close the sidewalk café and the operable windows by the agreed upon times and a lack of outreach, engagement or responsiveness from the Applicant to their concerns; and

- vi. **Whereas**, residents of 86 Kenmare, other nearby residents and the local block association again came to oppose the instant Class Change application, once again citing the same complaints – the type of music played has a lot of bass which travels into the residential apartments on a regular basis, the doors and windows continue to be left open past the agreed upon and stipulated closing time of 9 PM, the premises often remains open past its agreed upon closing time, the sidewalk café operating in a non-compliant manner, having a large speaker located on the ground in the corner playing music, the 10' pedestrian clear path regularly not being maintained, the premises being located on a busy pedestrian corner with a street light and garbage can further adding to the congestion and narrowing the available sidewalk area; the Applicant stating he engages with the neighbors often and turns the music down when receiving complaints, that the music is an R&B playlist which has bass and that he has worked on sound proofing but can only do so much as the building is old; and

- vii. **Whereas**, this application being subject to the 500 ft. rule requiring the applicant to demonstrate a recognizable public interest for adding yet another on premise liquor license in an area that is already greatly saturated with licensed establishments, there being 101 active licensed premises within 750 ft. of the subject premises and 12 pending licenses according to LAMP, there also being evidence presented that the operator's previously agreed upon stipulations and method of operation has not been followed as to closing times of the interior restaurant, the exterior sidewalk café, the operable windows/doors to the outside and as to interior music levels, these complaints being the same ones expressed back in 2018, the Applicant unwilling to make adjustments to the method of operation in order to comply with the originally agreed upon stipulations and additionally has made no adjustments to the sidewalk café since CB2's SLA Committee meeting in order to comply with the clear path requirements;

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the of the application for a new On-Premises Restaurant Liquor License for **Elmer Kennedy LLC dba Pasquale Jones 86 Kenmare 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, with 13 Executive Committee members in favor.

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

- 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 On-Premises Liquor License to operate a café, bookstore and cocktail lounge on the ground floor of a four (4)-story mixed-use (ca. 1910) on Bleecker Street between Elizabeth Street and the Bowery (Block #521/Lot #73), the building falling within NYC LPC's designated NoHo East Historic District and the Special Little Italy District; and

- ii. **Whereas**, the storefront premises is roughly 3,600 sq. ft. with 1,800 sq. ft. on the ground floor and 1,800 sq. ft in the cellar, the cellar being for kitchen and storage purposes only with no patron use; there will be 18 tables and 40 seats and one (1) bar with 10 seats for a total seated patron occupancy of 50 persons and a legal occupancy of 74 persons; there is one (1) entryway serving as both patron ingress and egress and four (4) bathrooms; and
- iii. **Whereas**, the proposed hours of operation will be from 8 AM to 12 AM Sundays through Wednesdays and 8 AM to 2 AM Thursdays through Saturdays; music will be from iPods/CDs/streaming services at background levels; there will be no dancing, no DJs, no live music, 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 had been licensed and operated from approximately 2007 to 2020 under 316 Bowery LLC dba Saxon and Parole (Lic ID # 0340-20-100675, exp. 8/31/2022) the history of which was outlined in CB2's [June/2014](#) resolution when that applicant appeared before CB2 to present an alteration application for what had become a non-conforming operation of an existing on-premises restaurant liquor license (Lic ID #0340-20-100675) for a "full service restaurant" to correct certain aspects of the non-conforming use, the premises of the instant application having been operated at that time as a separate and distinct DBA from Saxon and Parole, with a separate entry at 4-6 Bleecker and separate method of operation in contradiction to their stipulation agreement, the premises at 4-6 Bleecker supposed to be used as a dining area with no separate means of ingress or egress, the premises instead being used as a lounge/club with its own DBA and distinct entrance, the premises never properly soundproofed for lounge/club use with the upper floors of the building being occupied by residents, a number of whom are rent-regulated tenants, the unauthorized activities of the lounge causing significant negative quality of life impacts to the residents of the building over many years; and
- v. **Whereas**, in the intervening years since the space was vacated over 5 years ago, the kitchen venting to the roof and HVAC and other mechanicals have been removed from the premises, it no longer being equipped for vented restaurant use, there is no existing sound mitigation between the ground floor and upper floors of the building, the kitchen venting system has been removed because it was pulling down the exterior building wall, the heating and cooling system which was on the roof was removed because the roof was sagging under its weight and installed without permits, there is no building boiler or heating or building hot water – all these issues having significantly negatively impacted not only the residents of the building but residents in adjacent buildings due to noise, the physical facilities not built to accommodate a café, restaurant and/or lounge operating until 2 AM, the Applicant of the instant application not providing any plans describing how the premises would be insulated and soundproofed to mitigate the late evening noise to the residential tenants of the building or plans for the kitchen build out and venting, the instant application being for a tavern and not a full-service restaurant but the Applicant also stating that the evening food service would be substantial in nature; additionally, in the past there were numerous and significant landlord-tenant issues, the building having recently been sold, the landlord-tenant issues continuing without resolution or correction of outstanding violations, there recently being an NYC HPD lawsuit filed against the new landlord regarding this building; and
- vi. **Whereas**, immediately impacted residents in the same building and immediately abutting residents next door raised a number of issues which the instant application was not able to sufficiently address, many of the issues outlined above including a lack of a detailed sound mitigation plan tailored for the existing space which has had extensive noise complaints when operating previously, how new mechanicals and venting would be utilized given the complete removal of the old systems,

concerns regarding late hours of operation until 2am, the density of existing licenses in the area, additionally many issues related to ongoing tenant/landlord issues were raised including presentation of a number of significant serious unresolved building violations that have been issued in the last 5 years, many being noted on the NYC DOB website as “open - no compliance recorded” and “open – certificate disapproved” which impact the entire building including some which are related to the commercial space, there also being a significant number of outstanding HPD violations; and

- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the on-premises liquor license at this location, there being **60 active licensed premises** within 750 ft. and 7 pending licenses according to LAMP, there being a coffee shop and book store across the street from the instant application with numerous other restaurants and taverns within close proximity, the past licensing of the premises causing significant negative quality of life impacts to both the residents of the building and those surrounding it, the Applicant providing no detailed plans for properly rebuilding and insulating the premises for the operation of a tavern serving breakfast, lunch and dinner until 2 AM to ensure there will not be a negative quality of life impact on the quality for the residents;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a On-Premises Tavern Liquor License for **The Stone Rabbit LLC 4-6 Bleecker St. 10012**; and

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

Vote: Unanimous, with 13 Executive Committee members in favor.

9. 130 Bowery Hospitality IZ LLC dba Capitale 130 Bowery 10013 (OP–Restaurant) (Transfer)

- i. **Whereas**, the Applicant and Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Restaurant License to operate a catering establishment, restaurant and speakeasy in a two-story, commercial building constructed in 1894 on the Bowery between Broome and Grand Streets (Block #470/Lot #61) and which is located in the former Bowery Savings Bank, an individual landmarked building, the building falling within the Special Little Italy District; and
- ii. **Whereas**, the premises to be licensed has operated as MM 130 Bowery Restaurant Corp. dba Capitale (Lic. ID #0340-22-110563, exp. 9/30/26) since approximately 2002, this being a sale of the assets to a new entity; and
- iii. **Whereas**, the method of operation will continue to remain as a private-event venue and public speakeasy and lounge in a space of approximately 15,000 sq. ft. (distributed among a cellar, first floor, and mezzanine) and a maximum occupancy of 810 persons, with the number of chairs, tables and overall seating determined by the specific requirements of the individual events held therein; the premises has two (2) entrances and three (3) exits with all patrons using Bowery for patron ingress and egress, and 13 bathrooms; and
- iv. **Whereas**, the Mezzanine and cellar Speakeasy are open to the public, the first floor Grand Ballroom is open for catered private events only; the Mezzanine hours of operation are Thursdays through Saturdays from 6 PM to 4 AM, Sundays from 6 PM to 2 AM and closed on Mondays through Wednesdays, music will be recorded background music from streaming services, with no DJs or

live music unless the Mezzanine is being utilized as part of a catered private event which includes the Grand Ballroom, the seated occupancy is not more than 186 persons, there are two bathrooms; the cellar Speakeasy will operate Thursdays through Saturdays from 6 PM to 4 AM and is closed Sundays through Wednesdays, music will be recorded music only from streaming services, with no DJs or live music unless the Speakeasy is being utilized as part of a catered private event which includes the Grand Ballroom, the seated occupancy is not more than 90 persons, there are three bathrooms and all patrons will enter and exit on Bowery; the Grand Ballroom is open for catered private events only and not open to the public, the hours of operation are Sundays through Wednesdays from 6 PM to 2 AM and Thursdays through Saturdays from 6 PM to 4 AM, music will be recorded music from streaming services, DJs and live music, there are approximately 8 bathrooms; and

v. **Whereas;** all doors will be closed at all times; there will be no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; there will be a traffic plan put in place to ensure for-hire vehicles do not block the flow of traffic and that arriving and departing guests do not block the sidewalk; and

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

1. The premises will be advertised and will operate as a full-service catering establishment, restaurant and speakeasy.
2. Hours of Operation / Method of Operation which each space is as follows:

A. Mezzanine Lounge (*open to the public*)

Hours of Operation:

Thursdays–Saturdays: 6 PM–4 AM

Sundays: 6 PM–2 AM

Mondays–Wednesdays: Closed

Music:

Will play recorded background music from streaming services at conversational levels only. No DJs or live music unless the Mezzanine is being utilized as part of a catered private event which includes the grand ballroom.

Method of Operation:

Mezzanine will be open to the public unless the Mezzanine is being used in conjunction with a catered private event being held in the Grand Ballroom. Seated occupancy is not more than 186 persons.

B. Speakeasy Lounge (*open to the public*)

Hours of Operation:

Thursdays–Saturdays: 6 PM–4 AM

Sundays–Wednesdays: Closed

Music

Will play recorded music from streaming services. No DJs or live music unless the Speakeasy is being utilized as part of a catered private event which includes the Grand Ballroom.

Method of Operation:

Speakeasy will be open to the public unless the Speakeasy is being used in conjunction with a

catered private event being held in the Grand Ballroom. Seated occupancy is not more than 90 persons. All patrons will enter and exit on Bowery.

C. Grand Ballroom (*open for catered private events only*)

Hours of Operation:

Sundays–Wednesdays: 6 PM–2 AM

Thursdays–Saturdays: 6 PM–4 AM

Music:

Will have DJs, live music and may play recorded music from streaming services.

Method of Operation:

Grand Ballroom will be open for catered private events only and not open to the public.

3. Will not operate as a 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. All patrons will enter and exit on Bowery at all times. There will be NO use of the Elizabeth Street doorway
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 façades.
9. Will not make changes to the existing façade except to change the signage or awning.
10. Will put a traffic plan in place to ensure for-hire vehicles do not block the flow of traffic or curbside area.
11. Will ensure that there are not lines outside so as not to cause a disturbance to pedestrian flow.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have: promoted events, any event where a cover fee is charged, scheduled performances or velvet ropes or metal barricades.
14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
15. Will appear before CB2, Man. prior to submitting 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 **37 active licensed premises** within 750 ft. and 13 pending licenses according to LAMP, the stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for an On-Premises Restaurant Liquor License for **130 Bowery Hospitality IZ LLC 130 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, with 13 Executive Committee members in favor.

10. Chinese Trend Buffet Hot Pot LLC dba Easy Joy Buffet Dim Sum Hot Pot 145 Mulberry St 10013 (RW–Restaurant)

- i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate a restaurant focused on Hot Pot and Dim Sum dishes located on the ground floor and basement of a seven (7)-story mixed-use building (c. 1915) on Mulberry Street between Grand and Hester Streets (Block #236 / Lot #7502), the building falling within the Special Little Italy District; and
- ii. **Whereas**, the premises, is roughly 9,800 sq. ft with 4,700 sq. ft. on the ground floor and 5,100 sq. ft. in the basement (the information provided stating the overall dining area is approximately 2,000 sq. ft with 1,230 sq. ft. on the ground floor and 933 sq. ft. in the basement connected by an interior stairway), there are 12 tables and 80 seats on the ground floor and 11 tables and 50 seats in the cellar and one (1) bar with no seats for a total seated occupancy of 130 persons; there is one (1) entryway and two (2) exists and four (4) patron bathroom; there will be no sidewalk café or roadbed seating; and
- iii. **Whereas**, the Applicant conceded that at this time there is no permit or proper certificate of occupancy to use the basement premises for eating and drinking and that there is also no Public Assembly permit for the premises but stated that permits are pending and that he will not and cannot operate in the basement until a proper certificate of occupancy and public assembly permits has been issued for the basement; and
- iv. **Whereas**, the Applicant also agreed that even after the proper permits and certificates are issued for the use of the basement premises that the basement occupancy shall be limited to 50 patrons only and such use will be as a full-service restaurant under one corporate structure and same DBA and method of operation as the ground floor premises; and
- v. **Whereas**, the Applicant’s proposed hours of operation will be Sundays through Saturdays from 10 AM to 11 PM, music will be background only from iPods/CDs/streaming services; there will be no TVs, no dancing, no DJs, no promoted events, no live music or scheduled performances, and no cover fees; there is no outdoor seating as part of this application; and
- vi. **Whereas**, the premises to be licensed was previously licensed under New Restart Inc dba Taormina (Lic. ID # 0340-22-104724, exp. 5/31/2024) from approximately 2015 to 2024; and
- 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 Restaurant Wine License, with those stipulations as follows:
 1. Will operate as a full-service Hot Pot and Dim Sum restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be from 10 AM to 11 PM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play recorded background music at conversational levels and there may be DJs, though not on a daily basis. 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. There will be no patron use or service whatsoever in the basement until all permits are in place and a proper Certificate of Occupancy or Letter of No Objection is issued for this purpose in the basement premises.
9. Notwithstanding the issuance of the proper permits to use and occupy the basement premises for eating and drinking, patron occupancy will be limited to 50 patrons only and such use will only be permitted as a full-service restaurant under one corporate structure and the same DBA as the ground floor premises.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
15. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
16. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.

viii. Whereas, there already are a significant number of licensed establishments in both CB2 and in the immediate area, there being **76 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 8 pending licenses within this same area, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule; **THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for a Restaurant Wine License for **Chinese Trend Buffet Hot Pot LLC dba Easy Joy Buffet Dim Sum Hot Pot 145 Mulberry St 10013**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the NYSLA Liquor License.

Vote: Unanimous, with 13 Executive Committee members in favor.

11. Semm SWPK LLC dba Semm 417 Lafayette Street, New York, NY 10003 (RW–Restaurant)

- i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a Tavern Wine License to operate a café serving pastries with coffee/tea for lunch and Korean-fusion small dishes with soju-cocktails for dinner located on the ground floor of an eight (8)-story mixed-use building (c. 1894) on Lafayette Street between Astor Place and East 4th Street (Block #544 / Lot #12), the building falling within NYC LPC’s designated NoHo Historic District and the Special SoHo-NoHo Mixed Use District; and
- ii. Whereas**, the premises, is roughly 8,000 sq. ft with 4,000 sq. ft. on the ground floor and 4,000 sq. ft. in the basement, the basement being connected by an interior staircase and used for storage purposes only, there is no patron use of the basement; there will be 19 tables and 55 seats and one (1) bar with four (4) seats for a total seated occupancy of 59 patrons and a legal occupancy of 74 persons; there is one (1) entryway which will serve as patron ingress and egress and four (4) bathrooms; there will be no sidewalk café or roadbed seating; and

- iii. **Whereas**, the Applicant’s proposed hours of operation will be Sundays through Thursdays 7 AM to 12 AM and Fridays and Saturdays from 7 AM to 1 AM, music will be background only from iPods/CDs/streaming services; there will be no TVs, no dancing, no DJs, no promoted events, no live music or scheduled performances, and no cover fees; and
- iv. **Whereas**, the premises to be licensed was previously licensed under Suri Restaurant Corp dba The Bari (Lic ID # 0340-18-104144, exp. 4/30/2020) from approximately 2018 to 2020; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Tavern Wine License, with those stipulations as follows:
1. Will operate as a café serving pastries with coffee/tea for lunch and Korean-fusion small dishes with soju-cocktails for dinner with the full food menu available until closing every night.
 2. The hours of operation will be from Sundays through Thursdays 7 AM to 12 AM and Fridays and Saturdays from 7 AM to 1 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.
 5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 6. Will not have televisions.
 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 9. Will have not more than six (6) 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, Man. prior to submitting changes to any stipulation agreed to herein.
- vi. **Whereas**, there already are a number of licensed establishments in both Community Board 2 and in the immediate area, there being **13 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;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a Tavern Wine License for **Semm SWPK LLC dba Semm 417 Lafayette Street, New York, NY 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, with 13 Executive Committee members in favor.

12. Lunella Ristorante Inc dba Lunella Ristorante 173 Mulberry St 10013 (OP–Restaurant) (Alteration: DONYC–Roadway) (Lic. ID # 0340-23-128689) (*appearance waived*)

- i. Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating to their licensed premises consisting of 12 seats as part of the Dining Out NYC program; and
- ii. Whereas**, the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 6 tables and 12 seats on Mulberry Street between Broome and Grand Streets.
 2. Hours of operation for the Dining Out NYC roadway seating will be from 11 AM to 11 PM Sundays through Saturdays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
 7. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
 8. There is no sidewalk seating included with this application.
 9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Lunella Ristorante Inc dba Lunella Ristorante 173 Mulberry St 10013** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous, with 13 Executive Committee members in favor.

13. Cantaloupe LLC dba Lovely Day 196 Elizabeth St 10012 (OP–Restaurant) (Alteration: Dining Out NYC–Sidewalk, Roadway) (Lic. ID #0340-21-119467) (*appearance waived*)

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add a sidewalk café and roadway seating consisting of 16 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 2 tables and 4 seats on Elizabeth Street between Spring and Prince Streets.
 2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 4 tables and 12 seats on Elizabeth Street between Spring and Prince Streets.
 3. Hours of operation for the Dining Out NYC sidewalk café and roadway seating will be from 11 AM to 10 PM Saturdays through Sundays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
 8. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
 9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Cantaloupe LLC dba Lovely Day 196 Elizabeth 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, with 13 Executive Committee members in favor.

14. 18 Front Inc dba Mother’s Ruin 18 Spring St 10013 (OP–Restaurant) (Alteration: Dining Out NYC–Sidewalk, Roadway) (Lic. ID #0340-22-107087) (*appearance waived*)

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add a sidewalk café and roadway seating consisting of 16 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT’s Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
 - 1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 2 tables and 4 seats on Spring Street between Mott and Elizabeth Streets.
 - 2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 3 tables and 12 seats on Spring Street between Mott and Elizabeth Streets.
 - 3. Hours of operation for the Dining Out NYC sidewalk café and roadway seating will be from 11 AM to 10 PM Saturdays through Sundays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 - 4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 - 5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 - 6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 - 7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
 - 8. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
 - 9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **18 Front Inc dba Mother’s Ruin 18 Spring St 10013**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous, with 13 Executive Committee members in favor.

15. Timoni Inc dba Tre Giovani 548 La Guardia Pl 10012 (OP–Restaurant) (Alteration: Dining Out NYC–Sidewalk) (Lic. ID #0340-23-161355) (*appearance waived*)

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating consisting of 8 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 4 tables and 8 seats on LaGuardia Place between Bleecker and West 3rd Streets.
 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. There is no roadway seating included with this application.
 4. 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. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
 8. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
 9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Timoni Inc dba Tre Giovani 548 La Guardia Pl 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, with 13 Executive Committee members in favor.

16. 14 Spring Street Cafe LLC dba Rintintin 14 Spring St 10012 (OP–Restaurant) (Alteration: Dining Out NYC–Sidewalk) (Lic. ID #0340-21-119467) (*appearance waived*)

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating consisting of 4 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method

of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:

1. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 2 tables and 4 seats on Elizabeth Street at the southwest corner of Spring and Elizabeth Streets.
2. Hours of operation for the Dining Out NYC sidewalk will be from 11 AM to 12 AM Sundays through Saturdays, those closing hours being consistent with what the Applicant/Licensee had under the old DCWP program. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
3. There is no roadway seating included with this application.
4. 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. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
8. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for the alteration to the existing On-Premises Liquor License for **14 Spring Street Cafe LLC dba Rintintin 14 Spring 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, with 13 Executive Committee members in favor.

17. Numinosity LLC dba Jack’s Wife Freda 226 Lafayette St 10012 (OP–Restaurant) (Alteration: Dining Out NYC–Sidewalk) (Lic. ID #0340-23-136613) (*appearance waived*)

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating consisting of 36 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 18 tables and 36 seats on Lafayette Street at the southwest corner of Spring and Lafayette Streets.
 2. Hours of operation for the Dining Out NYC sidewalk will be from 10 AM to 10 PM Sundays and 8:30 AM to 10 PM Mondays through Saturdays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 3. There is no roadway seating included with this application.
 4. 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. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
 8. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
 9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Numinosity LLC dba Jack’s Wife Freda 226 Lafayette St 10012**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous, with 13 Executive Committee members in favor.

18. W LLC dba The Woolly 390 Broome St 10013 (OP–Restaurant) (Alteration: Dining Out NYC–Sidewalk) (Lic. ID #0340-23-136613) (*appearance waived*)

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating consisting of 12 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method

of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:

1. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 6 tables and 12 seats on Broome Street at the northwest corner of Broome and Mulberry Streets.
2. Hours of operation for the Dining Out NYC sidewalk will be from 11 AM to 10 PM Sundays through Thursdays and 11 AM to 11 PM Fridays and Saturdays as agreed to under prior stipulations. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
3. There is no roadway seating included with this application.
4. 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. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
8. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **W LLC dba The Woolly 390 Broome St 10013**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous, with 13 Executive Committee members in favor.

19. St. Jude Enterprises LLC dba Benito 1 174 Mulberry St. 10013 (OP–Restaurant) (Alteration: Dining Out NYC–Roadway) (Lic. ID #0340-23-134296) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating consisting of 16 seats as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:

1. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 8 tables and 16 seats on Mulberry Street between Broome and Grand Streets.
2. Hours of operation for the Dining Out NYC roadway seating will be from 11 AM to 11 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
7. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.,

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **St. Jude Enterprises LLC dba Benito 1 174 Mulberry St. 10013**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous, with 13 Executive Committee members in favor.

20. Hakim Hospitality LLC dba Leon's 817 Broadway 10003 (Alteration: Dining Out NYC– Sidewalk) (Lic. ID #0340-24-138963) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating consisting of 20 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 5 tables and 12 seats East 12th Street and 2 tables and 8 seats on Broadway.
 2. Hours of operation for the Dining Out NYC sidewalk will be from 8 AM to 10 PM Mondays through Fridays, and 10 AM to 10 PM Fridays and Saturdays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 3. There is no roadway seating included with this application.
 4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.

6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
8. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Hakim Hospitality LLC dba Leon's 817 Broadway 10003**, 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, with 13 Executive Committee members in favor.

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

21. 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 August 5, 2025, the Applicant requested **to lay over** this application to September/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.

THEREFORE, BE IT RESOLVED that CB2, Man. 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, with 13 Executive Committee members in favor.

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

Whereas, at this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on August 5, 2025, the Applicant requested **to lay over** this application to July/2025 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed.

THEREFORE, BE IT RESOLVED that CB2, Man. 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, with 13 Executive Committee members in favor.

23. 428 LGT LLC 428 Lafayette St. 10003 (OP–Restaurant)

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on August 5, 2025, the Applicant requested **to lay over** this application to September/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.

THEREFORE, BE IT RESOLVED that CB2, Man. 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, with 13 Executive Committee members in favor.

24. Supernatural Wine Inc & Supernatural Wines NY LLC dba La Compagnie des Vins Surnaturels 247 249 Center St 10013 (OP–Restaurant) (Corporate Change)

Whereas, prior to this month’s CB2, Manhattan’s SLA #1 Licensing Committee Meeting on August 5, 2025, the Applicant requested **to lay over** this application to September/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.

THEREFORE, BE IT RESOLVED that CB 2, Man. 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 **Supernatural Wine Inc & Supernatural Wines NY LLC dba La Compagnie des Vins Surnaturels 247 249 Center 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, with 13 Executive Committee members in favor.

25. Bleecker Street Bar Corp dba Bleecker Street Bar 648 Broadway 10012 (OP–Restaurant) (Corporate Change)

Whereas, prior to this month’s CB2, Man. SLA #2 Licensing Committee Meeting on August 5, 2025, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future.

THEREFORE, BE IT RESOLVED that CB2, Man. 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 **Bleecker Street Bar Corp dba Bleecker Street Bar 648 Broadway 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, with 13 Executive Committee members in favor.

26. 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 #1 Licensing Committee Meeting on August 5, 2025, the Applicant requested **to lay over** this application to September/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.

THEREFORE, BE IT RESOLVED that CB2, Man. 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, with 13 Executive Committee members in favor.

27. Tartinery W3 LLC dba Tartinery 78 W 3rd St aka 233 Thompson St 10012 (RW–Restaurant)
(Alteration: DONYC–Roadway)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on August 5, 2025, the Applicant requested **to lay over** this application to September/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.

THEREFORE, BE IT RESOLVED that CB2, Man. 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 **Tartinery W3 LLC dba Tartinery 78 W 3rd St aka 233 Thompson St 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 13 Executive Committee members in favor.

28. 1Tyger LLC dba SOSO's 189-191 Center St 10013 (OP–Restaurant) (Alteration: DONYC–Sidewalk)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on August 5, 2025, the Applicant requested **to lay over** this application to September/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.

THEREFORE, BE IT RESOLVED that CB2, Man. 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 **1Tyger LLC dba SOSO's 189-191 Center 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, with 13 Executive Committee members in favor.

29. 1Tyger LLC dba Tyger/South Soho Bar 1 Howard St. 10013 (OP–Restaurant) (Alteration: DONYC–Sidewalk)

Whereas, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on August 5, 2025, the Applicant requested **to lay over** this application to September/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 CB2, Man. 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 **1Tyger LLC dba Tyger/South Soho Bar 1 Howard St. 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 13 Executive Committee members in favor.

SLA LICENSING 2

30. Xandra Hospitality LLC dba Kabin 300 Spring St 10013 (OP–Tavern) (Change in Method of Operation)

- i. **Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Committee #2 to present an application for an Alteration to their existing On-Premises Tavern Liquor License (Lic. ID # 0370-24-127696) to continue to operate a Norwegian-inspired neighborhood cocktail bar with Michelin-level food service on the ground floor of a seven (7)-story residential condominium building (circa 2005) on Spring Street between Hudson and Renwick Streets (Block #594/Lot #7507) in Hudson Square; and

- ii. Whereas,** the interior storefront being roughly a 3,127 sq. ft. premise (2,000 sq. ft. first floor and 1,000 sq. ft. basement, the basement being used for food prep/storage/lockers but not for patron service), with 12 tables and 32 table seats and one (1) bar with 10 seats for a total patron seating occupancy for 42 patrons; there is one (1) patron entrance and two (2) bathrooms, the storefront's infill being fixed and without French doors or operable windows, there is not outside seating as part of this application, any future sidewalk café will consist of not more than 5 tables and 10 seats and will close by 10 PM Sundays through Thursdays and 11 PM Fridays and Saturdays; there will be no roadbed seating; and
- iii. Whereas,** the premises is currently opening at 5 PM Sundays through Saturdays, the Change in Method of Operation is to open Sundays through Saturdays at 7 AM, there will be no other change in method of operation, the hours of operation will be 7 AM to 12 AM Sundays through Thursdays, 7 AM to 1 AM Fridays and Saturdays, music is quiet background music only, there are no televisions, no dancing, DJs, live music, promoted events, any event where a cover fee is charged, no performances, no security; and
- iv. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. as part of the Corporate Change application which will be incorporated into the "Method of Operation" of the On-Premises Tavern Liquor License, with those stipulations as follows:
1. Premises will be advertised and operated as a Norwegian-inspired neighborhood cocktail bar with Michelin level food service with the full food menu available during all hours of operation including morning coffee service, breakfast and brunch.
 2. The hours of operation will be from 7 AM to 12 AM Sundays through Thursdays and 7 AM to 1 AM Fridays and Saturdays. No patrons will remain after stated closing time.
 3. Will not operate as a Sports Bar or allow any portion of premises to be operated in that manner.
 4. Principal will be on the premises a majority of the time to manage the licensed premises.
 5. Any future sidewalk seating applied for under the permanent Outdoor Dining program will consist of not more than 5 tables and 10 patron seats, close by 10 PM Sundays through Thursdays and 11 PM Fridays and Saturdays and conform to all rules and guidelines of the program. All tables and chairs will be secured at this hour. No exterior music, speakers or TVs.
 6. 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 no more than 12 private parties per year.
 9. Will not have televisions.
 10. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 11. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 12. Will not install or have French doors, operable windows or open façades.
 13. Will not make changes to the existing façade except to change signage or awning.
 14. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
 15. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
 16. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, security personnel/doormen.
 17. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

18. Will appear before CB2, Man. for alteration to license prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for an Alteration to the existing On-Premises Tavern Liquor License for **Xandra Hospitality LLC dba Kabin 300 Spring St 10013** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

Vote: Unanimous, with 13 Executive Committee members in favor.

31. Mahaniyom Inc. dba Hom Mali 28 7th Ave. S 10014 (OP–Restaurant)

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a Thai restaurant in the entirety of a two (2)-story commercial building (ca. 1920) on 7th Avenue South between Bedford and Leroy Streets (Block #583 / Lot #38), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. Whereas, the licensed premises will include approximately 1,500 sq. ft. on the ground floor, 700 sq. ft. on the 2nd floor/mezzanine and 1,500 sq. ft. in the basement, the three floors being connected by an interior stairwell with the kitchen being located in the basement, there is no patron use of the basement; there will be 17 tables with 44 seats and one (1) stand up bar with seven (7) seats on the ground floor and 10 tables with 36 seats on the 2nd floor/mezzanine for a total of 87 patron seats, there is an existing certificate of occupancy which indicates occupancy between the ground floor and mezzanine of 100 persons for an eating and drinking establishment; there is one (1) entryway used for both patron egress and ingress, 1 emergency exit and two (2) patron bathrooms; the front façade, windows and doors will remain fixed and not operable; and
- iii. **Whereas**, the proposed hours of operation will be Sundays through Saturdays from 11 AM to 11 PM, 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 TVs; 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 Thai restaurant with the kitchen open and full menu items available until closing every night.
 2. Hours of operation will be 11 AM to 11 PM Sundays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play quiet ambient recorded background music 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.
11. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
14. Will not have dancing, DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or metal barricades or security personnel/doormen.
15. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
16. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
17. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

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 **83 active licensed premises** within 750 ft. and 10 pending licenses according to LAMP, the agreed upon stipulations and hours 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;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for an On-Premises Restaurant Liquor License in the name of **Mahaniyom Inc. dba Hom Mali 28 7th Ave. S 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, with 13 Executive Committee members in favor.

32. 37 Hospitality Group Inc 120 Christopher St 10014 (OP–Restaurant)

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a full-service restaurant in the ground floor of an five (5)-story mixed-use tenement-style building (ca. 1883) on a residential block of Christopher Street between Bleecker and Bedford Streets (Block #558/Lot #45), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. **Whereas**, the ground floor premises is approximately 1,700 sq. ft., with 1,200 sq. ft. on the ground floor and a 500 sq. ft. basement with no patron use of the basement, the basement being accessed by a sidewalk hatch; there will be 10 tables and 20 seats and one (1) bar with 10 for a total seated occupancy of 30 persons, there are one (1) entrance serving as both patron ingress and egress, one

emergency exit and one (1) bathroom, 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 most recently been licensed with an On-Premises Liquor License since approximately 2020 to the present under RPC Restaurant Corp dba Red Paper Clips (Lic. ID # 0340-21-119938, exp 5/31/2023), a Michelin star restaurant known for modern

American cuisine with a Taiwanese influence; the proposed operation is to create a community-oriented dining destination in the spirit of Red Paper clip; and

iv. Whereas, the Applicant's hours of operation will be 5:30 PM to 12 AM Sundays through Saturdays (7 days a week) with a last seating of 9:45 PM daily; music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ's or live music, no promoted events or scheduled performances and no cover fees; there is no sidewalk, roadbed or rear yard seating included with this application; and

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

1. Will operate a full-service restaurant serving American food with a Taiwanese influence with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be from 5:30 PM to 12 AM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time. Last seating will be no later than 9:45 PM every night.
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. No music will be audible in any adjacent residences at any time.
6. Will not have televisions.
7. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
14. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
15. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.

16. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.

17. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.

- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **82 active licensed premises** within 750 ft. and 5 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;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for an On-Premises Restaurant Liquor License for **37 Hospitality Group Inc 120 Christopher St 10014** , **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, with 13 Executive Committee members in favor.

33. Slicehaus LLC dba Slicehaus 30 Carmine St. 10014 (RW–Restaurant) (Lic. ID NA-0240-25-122712)

- 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 fast casual pizzeria offering pizza by the slice on the ground floor of a five (5)-story walk-up tenement building (ca 1886) on Carmine Street between Bleecker and Bedford Streets (Block #527/Lot #68), the building falling within NYC LPC’s designated Greenwich Village Historic District Extension II; and
- ii. **Whereas**, the premises is approximately 1,125 sq. ft. with 625 sq. ft. on the ground floor connected by both an interior stairway to 500 sq. ft. in the basement, there being no patron use of the cellar; there will approximately 5 tables with 10 seats for a total seated occupancy of 10 persons; there is one (1) entry which will serve as patron ingress and egress and one (1) employee only bathroom, the bathroom being in the rear requiring walking through the food prep area and pizza oven, there being no patron 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 11 AM to 11 PM Sundays through 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 2022 to 2024 as BL 30 Carmine NY LLC dba Bluestone Lane (Lic ID #0240-22-10177) and prior to that as BSL Carmine dba Bluestone Lane (Lic. Id 0240-17-109379, exp. 7/31/218); and
- v. **Whereas**, the Applicant originally appeared in July/2025 without their Attorney to present the same application, at the time there was neither a patron-accessible bathroom or any seating within the premises, there was only a pizza counter, the NYSLA requiring the premises to have seating in

order to have a liquor license, the Applicant stating at the time that their primary service of alcohol will be to offer canned wine and beer to go with slices of pizza and is not primarily for drinking on site, the Applicant laying the application to August/2025 to revise their floor plans in order to accommodate seats within the premises; and

- vi. **Whereas**, the Applicant returned this month with their attorney having added tables and chairs to the diagram, though their CB2 questionnaire still stated that there were no tables and chairs, there were no changes made regarding bathroom access and still not having a patron bathroom as required by the SLA, the employee bathroom not qualifying because of NYC requirements that customers “are not permitted to walk through the kitchen or any food storage or preparation area to get to the bathroom”, the bathroom location of the instant application being accessed through the food prep area with no barriers separating the bathroom from the food prep area, the prior operator at the premises located their food prep area behind the bathroom and was therefore compliant with the rules, the Applicant unwilling or unable to change the configuration of their interior to provide public bathroom access that is not through the food prep area, the NYSLA requiring that any establishment with a liquor license have a public bathroom; and
- vii. **Whereas**, the lack of a patron bathroom at this location is a self-created hardship because the applicant chose to reconfigure the previous restaurant layout, the applicant proposed access to a neighboring restaurants bathroom as a means within which to satisfy the requirements for the SLA not satisfying CB2, the CB2 area and NYC in general lacking in bathrooms, and there was no reasonable explanation why this location could not reasonably provide a patron bathroom;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Restaurant Wine License for **Slicehaus LLC dba Slicehaus 30 Carmine St. 10014**; and

THEREFORE BE IT FURTHER RESOLVED that CB2, Man. respectfully requests that any determination on waiving the requirement of a public patron bathroom be presented to the Members of the Authority; and,

THEREFORE BE IT FURTHER RESOLVED that 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, with 13 Executive Committee members in favor.

34. Happy Cooking LLC dba Joseph Leonard 170 Waverly Place 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 #0340-23-132436, exp 7/31/2027) to change the layout of the interior premises, adding approximately 3 seats at tables and 1 seat at the bar; the Applicant will continue operating a full-service restaurant with the same method of operation as they have been doing for the past 16 years, the premises located in the ground floor of a four (4)-story, walk-up tenement building (ca. 1826) on the southwest corner of Grove Street and Waverly Place (Block #592/Lot #48) the building being located in a residential area of NYC LPC’s designated Greenwich Village Historic District; and

- ii. **Whereas**, the method of operation being that of an American Bistro serving breakfast, lunch and dinner will continue to remain unchanged with the hours of operation being from 8:30 AM to 2 AM Saturdays through Sundays with a full food menu until 1am; music will continue to be quiet background music only, no DJ's, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; the Applicant has submitted a separate alteration application to add exterior seating under the DONYC program which is not part of the instant application, prior to the pandemic the Applicant was prohibited from having outdoor seating due to zoning regulations as this is a residential neighborhood and has been operating with sidewalk seating up to the present, the sidewalks being quite narrow; and
- iii. **Whereas**, the Applicant was presented a stipulation agreement outlining the method of operation as presented, the Applicant having no issue with the stipulation agreement itself but not agreeing to sign the agreement with CB2 out of matter of principle; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the alteration application to the existing On-Premises Restaurant Liquor License for **Happy Cooking LLC dba Joseph Leonard 170 Waverly Place 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; and

THEREFORE, BE IT FURTHER RESOLVED, that if despite CB2, Man.'s objections to this Application, should the NYSLA not find good cause to deny this Application, CB2 Man. recommends in the alternative that the following stipulations be imposed On-Premises Restaurant Liquor License for **Happy Cooking LLC dba Joseph Leonard 170 Waverly Place 10014**:

1. The hours of operation will be from 8:30 AM to 2 AM Saturdays through Sundays. 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. There is no outdoor seating associated with this alteration application. The premises was prohibited from having outdoor seating due to zoning regulations under the old DCWP / DCA program (pre-pandemic).
4. 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.
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.
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, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.

Vote: Unanimous, with 13 Executive Committee members in favor.

35. George Marcel LLC dba Fairfax 234 West 4th 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 #0340-22-104711, exp 2/28/2026) to change the layout of the interior premises, adding approximately 1 seat at a table and 4 seats at the bar; the Applicant will continue operating a full-service restaurant with the same method of operation as they have been doing for approximately the past 11 years, the premises located in the ground floor of a five (5)-story, walk-up tenement building with 20 residential units (ca. 1826) on the northwest corner of West 4th and West 10th Streets (Block #620/Lot #71) the building being located in a residential area of NYC LPC’s designated Greenwich Village Historic District; and
- ii. Whereas,** the method of operation being that of a neighborhood restaurant with American fare and Wisconsin supper club inspiration serving breakfast, lunch and dinner will continue to remain unchanged with the hours of operation being from 9 AM to 11 PM Sundays through Tuesdays and 9 AM to 12 AM Wednesdays through Saturdays; 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; the Applicant has submitted a separate alteration application to add exterior seating under the DONYC program which is not part of the instant application, prior to the pandemic the Applicant was prohibited from having outdoor seating due to zoning regulations as this is a residential neighborhood and has been operating with sidewalk seating up to the present, the sidewalks being quite narrow; and
- iii. Whereas,** in June/2017 the applicant executed the following stipulations agreement for the existing license which continue to be attached and incorporated into the existing liquor license:

 1. The establishment will be advertised and operated as a seasonal new American restaurant.
 2. The hours of operation of the premises will be from 8AM to 12AM 7 days a week. All patrons will be cleared from the premises and no patrons will remain after stated closing time
 3. The kitchen will remain open and the full food menu will be available until closing time.
 4. The premises will not operate as a “lounge”, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
 5. The premises will have not have televisions. There will be no projectors.
 6. The premises will not permit dancing.
 7. The premises will not operate a backyard garden or any outdoor area for commercial purposes not including a DCA Licensed sidewalk café.
 8. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
 9. The premises will not have DJs, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
 10. The licensee will obtain all required certificates, permits and related documents and will keep current all certificates, permits and related documents.
 11. All doors and windows will be closed at 9PM every night and anytime there is amplified music. All doors will remain closed after 9 pm except for patron ingress and egress.
 12. The premises and all mechanicals will comply with all NYC Noise Codes at all times.
 13. The licensee will install Landmark’s approved awnings subject to approval from the landlord and relevant City Agencies.

14. The licensee will post a “Please be considerate of our neighbors” style sign that is visible to patrons both entering and exiting the premises.
15. There will be no discounting from full price of any alcohol for “happy hour”.
16. The licensee will install an upgraded air-conditioning system in consultation with an HVAC specialist that is capable of adequately cooling the premises without the need to open any windows for ventilation. Any new air conditioning or mechanicals will comply with all NYC Noise codes.
17. There will be no A-frames, sandwich boards or other sidewalk obstructions utilized by the premises.
18. No Staff members will serve patrons on the sidewalk, from the sidewalk or through any windows at any time.
19. A portion of the Maître D’s job responsibilities will include managing patrons in the immediate exterior sidewalk area outside the premises.
20. There will be no velvet ropes, barricades, planters or other sidewalk obstructions used to control patrons.
21. The alteration application presented in June 2017 includes presenting plans for physical changes which have been made that include a modification of the existing standup bar to rotate and move away from the windows along West 4th St. due to limitations from plumbing configurations as indicated on diagrams and for future changes to expand the hours of operation to include a breakfast seating (no later hours of service) and to change from an Italian restaurant to a new American seasonal restaurant and to focus on a more casual method of operation with lower price points.

iii. Whereas, the Applicant was presented a stipulation agreement outlining the updated method of operation as presented, the Applicant having no issue with the stipulation agreement itself but not agreeing to sign the agreement with CB2 out of matter of principle, however the majority of those stipulations already being part of the license as outlined above and this application not addressing addition of any outdoor areas;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the alteration application to the existing On-Premises Restaurant Liquor License for **George Marcel LLC dba Fairfax 234 West 4th St. 10014**; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the alteration application for the existing restaurant on-premise liquor license for George Marcel, LLC, d/b/a Fairfax, 234 W. 4th St. 10014 unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant in June 2017 continue to be incorporated into the “Method of Operation” on the SLA Restaurant On Premise Liquor License.

Vote: Unanimous, with 13 Executive Committee members in favor.

36. Penmanship LLC dba Jeffrey’s Grocery 172 Waverly Place 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 #0340-23-137454, exp 4/30/2027) to change the layout of the interior premises with the number of seats remaining essentially the same; the Applicant will continue operating a neighborhood seafood restaurant with the same method of operation as they have been doing for approximately the past 15 years, the premises is located in the ground floor of a five (5)-story, walk-up tenement building with 12

residential units (ca. 1868) on the northwest corner of Waverly Place and Christopher Street (Block #610/Lot #27) the building being located in a residential area of NYC LPC's designated Greenwich Village Historic District; and

- ii. **Whereas**, the method of operation being that of a neighborhood restaurant with American fare and Wisconsin supper club inspiration serving lunch, brunch and dinner will continue to remain unchanged with the hours of operation being from 10 AM to 11 PM Sundays, 11 AM to 11 PM Mondays through Wednesdays, 11 AM to 12 AM Thursdays and Fridays and 10 AM to 12 AM Saturdays; 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; the Applicant has submitted a separate alteration application to add exterior seating under the DONYC program which is not part of the instant application, prior to the pandemic the Applicant was prohibited from having outdoor seating due to zoning regulations as this is a residential neighborhood and has been operating with sidewalk seating up to the present, the sidewalks being quite narrow; and
- iii. **Whereas**, the Applicant was presented a stipulation agreement outlining the method of operation as presented, the Applicant having no issue with the stipulation agreement itself but not agreeing to sign the agreement with CB2 out of matter of principle;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the alteration application to the existing On-Premises Restaurant Liquor License for **Penmanship LLC dba Jeffrey's Grocery 172 Waverly Place 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; and

THEREFORE, BE IT FURTHER RESOLVED, that if despite CB2, Man.'s objections to this Application, should the NYSLA not find good cause to deny this Application, CB2 Man. recommends in the alternative that the following stipulations be imposed on the existing On-Premises Restaurant Liquor License for **Penmanship LLC dba Jeffrey's Grocery 172 Waverly Place 10014**:

1. The hours of operation will be from 10 AM to 11 PM Sundays, 11 AM to 11 PM Mondays through Wednesdays, 11 AM to 12 AM Thursdays and Fridays and 10 AM to 12 AM 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. There is no outdoor seating associated with this alteration application. The premises was prohibited from having outdoor seating due to zoning regulations under the old DCWP / DCA program (pre-pandemic).
4. 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.
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.
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, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.

Vote: Unanimous, with 13 Executive Committee members in favor.

37. Vevamo Partners LLC dba Bar V 10-12 Morton St 10014 (OP–Restaurant) (Class Change) (Change in Method of Operation) (Alteration: DONYC–Sidewalk)

- i. **Whereas**, the Applicants and Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for a class change to their existing Restaurant Wine License (Lic. ID # 0240-25-107598, exp. 3/31/2027) for an On-Premises Restaurant Liquor License to continue to operate a neighborhood tapas restaurant on the ground floor of a six (6)-story, tenement-style building (c. 1910) on Morton Street between Bleecker Street and 7th Avenue South (Block #586/Lot #57) the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. **Whereas**, the ground floor storefront premises is approximately 1,350 sq. ft. with 700 sq. ft. on the ground floor connected via an internal staircase to the 650 sq. ft. basement, there is no patron use of the basement; there will continue to be 11 tables and 31 seats and one (1) bar with four (4) seats for a total interior seated occupancy of 35 persons; the premises has one (1) door which will serve as patron 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; and
- iii. **Whereas**, the current hours of operation which were negotiated with the residents in [June/2024](#) when the Applicant first appeared before CB2, Man. for their restaurant wine license, are from 2 PM to 11 PM Saturdays through Wednesdays and 2 PM to 12 AM Thursdays through Saturdays, the instant application including a change in method of operation to extend the hours to 12 AM closing Sundays to Wednesdays, 1 AM closing Thursdays and 2 AM closing Fridays and Saturdays; there was no sidewalk café, roadbed or Open Streets seating also as an agreement with the local residents in [June/2024](#), the instant application additionally including an alteration to their license to add sidewalk seating consisting of 2 tables and 4 seats on Morton Street; music will remain quiet background only 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
- iv. **Whereas**, the Applicant met with the local block associations (Morton Street Block Association, West Village Residents Association, Central Village Block Association and Carmine Street Block Association) and was unable to work with the block associations in an effort to reach compromise on any aspects of the instant application, the Applicant having been in operation at the premises for little over one year, the residents requesting no extension in the hours of operation and that the sidewalk seating be removed from the instant application, the sidewalk of Morton Street being just over 10' wide with a required clear path of 8' leaving only 2'2" for the sidewalk café which leaves no room for a service aisle and is not ADA compliant, the Applicant not willing to remove the outdoor seating or make any adjustment in hours, instead choosing to come to CB2’s SLA Committee meeting to discuss the application; and
- v. **Whereas**, a number of people came to speak both to oppose and support the application, with all the block associations remaining in opposition to the application, those block associations representing many long-term residents of the area, the block being very residential in nature and falling between 7th Avenue South and Bleecker Street where there are already a large number of

eating and drinking establishments where later hours are more appropriate and which the applicant was aware when selecting this location; the block associations stating that the applicant had originally requested later hours and reached an agreement with the residents in 2024 which reflected hours that they felt were appropriate to the residential block, that the increase in hours, coupled with the upgrade of the liquor to full liquor and the addition of outdoor seating will change the method of operation from a quiet wine bar with hours suitable for a residential block to a late night cocktail bar, having negative quality of life impacts for the surrounding residents; those that spoke in favor of the application spoke of having a place to go where they have met friends and formed a community; and

- vi. **Whereas**, there already are a significant number of licensed establishments in the immediate area, there being **117 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 13 pending licenses within this same area, and 46 licensed premises within 500 feet of the licensed premises according to LAMP; the Applicant unwilling to compromise on any aspects of the instant application making it impossible to try to reach a compromise; the Applicant going back on the negotiations that were had with the community just over a year ago in order to gain their recommendation of approval for the application at its inception; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a On-Premises Restaurant Liquor License and corresponding alteration to add outdoor seating and change in method of operation for an expansion of hours for **Vevamo Partners LLC dba Bar V 10-12 Morton St 10014**; and

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

Vote: Unanimous, with 13 Executive Committee members in favor.

38. Taco 94 U, LLC 94 University Pl 10003 (OP–Restaurant)

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a premium neighborhood taqueria on the ground floor of four (4)-story mixed-use building (ca. 1900) on the southwest corner of University Place and East 11th Street (Block #5690/Lot #21; and
- ii. **Whereas**, the ground floor premises is approximately 1,400 sq. ft. and is connected via an interior staircase and a sidewalk hatch to the cellar; there will be patron use of the cellar for bathroom access only, there will be no service of alcohol in the cellar; there is one entrance located to the south of 11th Street which will serve as the only means of patron ingress, there is a door located on the corner of University Place and East 11th Street which may not be used for patron ingress at any time as the Village Temple is located within 200 feet of this door and it would violate the 200 Foot Law if this door was regularly used to give ingress to patrons or guests; there are two (2) bathrooms in the cellar; there are operable doors and windows along both University Place and East 11th Street which will be closed at 9 PM every night; and
- iii. **Whereas**, the proposed hours of operation will be Sundays through Thursdays from 11 AM to 11 PM and Fridays and Saturdays from 11 AM to 12 AM, there are a total of 6 tables with 17 seats and one (1) bar with 12 seats for a total seated patron occupancy of 29 persons, there will be roadbed

seating on University Place consisting of not more than 3 tables and 12 seats which will close not later than 10 PM each night; 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 neighborhood taqueria with the kitchen open and full menu items available until closing every night.
2. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
3. Hours of operation will be Sundays through Thursdays from 11 AM to 11 PM and Fridays and Saturdays from 11 AM to 12 AM. All patrons will be cleared and no patrons will remain after stated closing time.
4. There is a pre-existing enclosed sidewalk café (operating before March 16, 2020). There will be no speakers or other amplification devices in the enclosed sidewalk café.
5. Will not operate a backyard garden or any outdoor area for commercial purposes except for a roadbed café operating under the Dining Out NYC program consisting of not more than 3 tables and 12 seats on University Place. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
6. 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.
7. No sidewalk seating and/or roadbed seating on East 12th Street.
8. Will close all doors and windows at 9 PM every night, allowing only for patron ingress and egress.
9. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
10. Will not have televisions.
11. Entrance to the premises will occur through the door located on University Place at the southern end of the premises.
12. Will ensure that the door on the corner of University Place and East 12th Street is not regularly used to give ingress to patrons or guests and will at all times comply with the 200 Foot Law.
13. Will close all doors and windows at all times, allowing only for patron ingress and egress.
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/all you can 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, 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 not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.

20. Will appear before CB2, Man. prior to submitting 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 **28 active licensed premises** within 750 ft. and s pending licenses according to LAMP, the Applicant having met with the local block association, 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;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for an On-Premises Restaurant Liquor License in the name of **Taco 94 U, LLC 94 University Pl 10003** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, with 13 Executive Committee members in favor.

39. DC Hudson Inc. 290 Hudson St. 10013 (OP–Restaurant)

- i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a full-service Italian restaurant on the ground floor of six (6)-story mixed-use building (ca. 1900) on Hudson Street between Dominick and Spring Streets (Block #579/Lot #7501), the building falling within the Special Hudson Square District; and
- ii. **Whereas**, the ground floor premises is approximately 2,400 sq. ft. ground floor space (2,000 sq. ft. on the ground floor connected by an interior staircase to a 400 sq. ft. basement, the basement being used for storage purposes only with no patron use of the basement); there will be 19 tables and 38 seats, one (1) bar with four (4) seats for a total seating occupancy of 42 persons; there is one (1) entryway serving as both patron ingress and egress and two (2) bathrooms; there is no sidewalk or roadway café or other outdoor seating included with this application; and
- iii. **Whereas**, the hours of operation will be from 11 AM to 1 AM Sundays through Wednesdays and 11 AM to 2 AM Fridays and Saturdays with the last seating being at 10:30 PM every night; all doors and windows will be closed at all times; music will be quiet background only consisting of music from iPod/CDs/streaming services and there may be acoustic piano not more than 1x/week ending by 10 PM; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, velvet ropes, movable barriers security personnel or doormen; and
- iv. **Whereas**, the premises had been operated from 2018 until recently with an On-Premises Restaurant Liquor License under **Nonna Beppa Soho LLC** (Lic. ID #0340-23-130281 and
- v. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of the On-Premises Restaurant Liquor License and those stipulations are as follows:

1. Premises will be operated and advertised as full-service Italian restaurant with the kitchen open and full menu items available until closing every night.
2. Hours of operation will be 11 AM to 1 AM Sundays through Wednesdays and 11 AM to 2 AM Fridays and Saturdays with the last reservation/seating being at 10:30 PM every night. No new patrons entering after 10:30 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 so as not to cause a disturbance in any adjacent residences at any time. There may be unamplified piano not more than 1x/week which will end no later than 10 PM.
6. Will not have televisions.
7. Will add acoustic sound panels on the ceiling and will add carpeting.
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 make changes to the existing façade except to change signage or awning (there are existing French doors which will be kept closed at all times).
11. Will not have more than 12 private parties per year.
12. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
13. Will request that the landlord obtain the proper and correct certificate of occupancy for the premises as an individual storefront which is separate from 286 Spring Street.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
16. Will not have dancing, DJ’s, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or metal barricades or security personnel/doormen.
17. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
18. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

vi. Whereas, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **13 active licensed premises** within 750 ft. 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;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for an On-Premises Restaurant Liquor License in the name of **DC Hudson Inc. 290 Hudson 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, with 13 Executive Committee members in favor.

40. DC Spring Inc. 286 Spring St. 10013 (OP–Bar/Tavern) (Transfer)

- i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Tavern Liquor License to operate a restaurant serving Asian cuisine with an Omakase-style option having less than a full kitchen on the ground floor of six (6)-story mixed-use building (ca. 1900) on Hudson Street between Dominick and Spring Streets (Block #579/Lot #7501), the building falling within the Special Hudson Square District; and
- ii. **Whereas**, the ground floor premises is approximately 1,232sq. ft. ground floor space (1,193 sq. ft. on the ground floor connected by an interior staircase to a 399 sq. ft. basement, the basement being used for storage purposes only with no patron use of the basement); there will be 17 tables and 38 seats, one (1) bar with 20 seats and six (6) seats at a food counter for a total seated occupancy of 64 persons; there is one (1) entryway serving as both patron ingress and egress and one (1) bathrooms; there is no sidewalk or roadway café or other outdoor seating included with this application; and
- iii. **Whereas**, the hours of operation will be from 11 AM to 1 AM Sundays through Wednesdays and 11 AM to 2 AM Fridays and Saturdays with the last seating being at 11 PM every night; all doors and windows will be closed at all times; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, velvet ropes, movable barriers security personnel or doormen; and
- iv. **Whereas**, the premises had most recently operated with an On-Premises Restaurant Liquor License under Red Cat Bar LLC dba Bar Strega (Lic. ID #0340-22-114404); and
- v. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of the On-Premises Restaurant Liquor License and those stipulations are as follows:
 1. Premises will be operated and advertised as full-service Italian restaurant with the kitchen open and full menu items available until closing every night.
 2. Hours of operation will be 11 AM to 1 AM Sundays through Wednesdays and 11 AM to 2 AM Fridays and Saturdays with the last reservation/seating being at 11 PM every night. No new patrons entering after 11 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 so as not to cause a disturbance in any adjacent residences at any time.
 6. Will have not more than 2 televisions not larger than 42" operating in closed caption mode only (no sound).
 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 9. Will not install or have French doors, operable windows or open facades.
 10. Will not make changes to the existing façade except to change signage or awning.
 11. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.

12. Will request that the landlord obtain the proper and correct certificate of occupancy for the premises as an individual storefront which is separate from 286 Spring Street.
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, 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 **18 active licensed premises** within 750 ft. 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;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for an On-Premises Restaurant Liquor License in the name of **DC Spring Inc. 286 Spring 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, with 13 Executive Committee members in favor.

41. Serafina Meatpacking LLC 7 9th Ave. 10011 (OP–Restaurant) (Alteration: Dining Out NYC–Sidewalk) (Lic. ID #0340-22-103296)

i. Whereas, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating consisting of 34 seats in total as part of the Dining Out NYC program to their licensed premises; and

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

10. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 6 tables and 12 seats on Little West 12th Street and 11 tables and 22 seats on 9th Avenue, the premises located on the the southwest corner of 9th Avenue and Little West 12th Street.
11. Hours of operation for the Dining Out NYC sidewalk will be from 11 AM to 11 PM Sundays through Thursdays and 11 AM to 12 PM Fridays and Saturdays, those closing hours being consistent with what the Applicant/Licensee had under the old DCWP program. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
12. There is no roadway seating included with this application.

13. 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.
14. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
15. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
16. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
17. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
18. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Serafina Meatpacking LLC 7 9th 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, with 13 Executive Committee members in favor.

42. Sapphire NY Hotel PropCo LLC & Delano US OpCo LLC, as Manager 246 Spring St 10013 (OP–Restaurant/Hotel) (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 in conjunction with an asset purchase of 246 Spring Street (NY) LLC, 246 Spring Street (NY) Manager LLC & 246 Spring Street (NY) Dining LLC dba The Dominick Hotel (Lic ID #0343-22-128677 / Serial #'s 1228945, 1302683 & 1302684) for a hotel liquor license to operate a hotel, with a seasonal outdoor pool on the 5th floor, restaurants and bars, banquet and event space and a spa on the southeast corner of Spring and Varick Streets (Block #491/Lot #7503), the building falling within the Special Hudson Square District; and
- ii. **Whereas**, the instant application is an asset purchase, there is no changes to method of operation or reconfiguration of the premises, the specifics of which were last outlined CB2, Man’s [May/2017](#) resolution; and
- iii. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of the On-Premises Hotel Liquor License, with those stipulations as follows:
 1. Premise will be advertised and operated as a hotel including a ground floor restaurant, mezzanine, hotel lobby/lounge area, 5th floor interior pool bar and 5th floor exterior pool area; and

Hours of Operation / Method of Operation

A. Hotel Lobby Bar (Lounge)

Hours:

Sunday: 12 PM–1 AM

Monday–Tuesday: 10 AM–2 AM
Wednesday–Saturday: 10 AM–3:30 AM

Music:

Not more than 1x/month there may be DJ’s, promoted events, cover charges, private events; at all other time music is background music at conversational levels; there will be no 3rd party promoted events or scheduled performances at any time.

B. Restaurant, Library and Hotel Lobby

Hours:

Sunday: 12 PM–1 AM
Monday–Saturday: 9 AM–2 AM

Music:

Background music only at conversational levels; no DJ’s, no live music.

C. Hotel Rooms Hours: All Days: 24 hours/7 days (except as prohibit by law)

D. Terrace/Pool Bar (*Interior*) 5th Floor (*Marketed as 7th Floor in Hotel*)

Hours:

Sunday: 12 PM–1 AM
Monday–Saturday: 10 AM–2:30 AM

Music:

Quiet, background music at conversational levels only at all times; there may be promoted events not more than 1x/month; no outside promoters, no scheduled events, no DJ’s, no live music, no cover fees.

E. Terrace/Pool Bar (*Exterior*)

Hours:

Sunday: 12 PM–1 AM
Monday–Saturday: 10 AM–2:30 AM

Music:

Quiet, background music at conversational levels only at all times.

F. Conference Facilities and SoHi (*43rd Floor, Marketed as 46th Floor*)

Hours:

All Days as rented until 3 AM

Music:

None or quiet, background music only at conversational levels at all times.

G. Spa Hours:

Sunday: 12 PM–8 PM
Monday–Saturday: 7 AM–8 PM

Music:

None or quiet, background music only at conversational levels at all times.

2. There is no exterior amplified sound, music, speakers or TVs.

3. There is no exterior seating in the POPS area, on the sidewalk or in the roadbed included with this application. Applicant will appear before CB2, Man. for alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

iv. **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 **13 active licensed premises** within 750 ft. and 3 pending licenses according to LAMP, the Applicant having worked with the community regarding outdoor seating, agreeing to return to CB2, Man. should they move forward in the future with any outdoor seating, 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;

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for an On-Premises Hotel Liquor License for **Sapphire NY Hotel PropCo LLC & Delano US OpCo LLC, as Manager 246 Spring 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, with 13 Executive Committee members in favor.

43. Happy Cooking LLC dba Joseph Leonard 170 Waverly Place 10014 (OP–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 (Lic. ID # #0340-23-132436) to add sidewalk seating consisting of 10 seats as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the application is for 3 tables and 6 seats on the sidewalk on Grove Street and an additional 2 tables and 4 seats on the sidewalk on Waverly Place; and
- iii. **Whereas**, the licensed premises was expressly prohibited through the zoning code from having any outdoor seating on the sidewalk, did not have any outdoor seating under the old DCWP sidewalk café program or any stipulations in place regarding the emergency pandemic era dining program or use of the new Dining Out NYC program, the Applicant not having filed for an expansion of the licensed premises under the NYSLA June 30/2022 guidance regarding Chapter 165 of 2022 stating that all licensees wishing to incorporate the municipal property into their licensed premises must notify the municipality; CB2, Man. is requesting all Applicants who had no prior stipulations with CB2 regarding outdoor seating either under the old sidewalk café program or the new DOT Dining Out NYC program to agree to a closing of 10 PM nightly initially in order to get the Applicant open quickly with the opportunity to return for later hours after the new Outdoor Dining NYC applications have been processed and its impacts on the community can be evaluated, many areas in which previously having had no outdoor dining now having multiple establishments on a single block with significant outdoor seating with many residential units above, there being nothing precluding the Applicant from returning for later hours in the future after those impacts are clear; and
- v. **Whereas**, the Applicant was presented a stipulation agreement for the requested sidewalk seating with closing hours of 10 PM each night, the Applicant unwilling to agree to the 10 PM closing hour each night to get the program open quickly;

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application of the Alteration Application for Municipal Expansion for **Happy Cooking LLC dba Joseph Leonard 170 Waverly Place 10014**; and

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

1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 3 tables and 6 seats on the sidewalk on Grove Street and an additional 2 tables and 4 seats on the sidewalk on Waverly Place.
2. Hours of operation for the Dining Out NYC roadway seating will be from 8:30 AM to 10 PM Mondays through Saturdays and 10 AM to 10 PM Sundays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
3. All outdoor patrons will be seated table service only and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
7. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

Vote: Unanimous, with 13 Executive Committee members in favor.

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

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License (Lic. ID # #0340-22-104711) to add sidewalk and roadbed seating consisting of 28 seats as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the application is for 5 tables and 10 seats on the sidewalk on West 4th Street, 3 tables and 6 seats on the sidewalk on West 10th Street and 5 tables and 12 seats in the roadbed of West 4th Street; and
- iii. **Whereas**, the licensed premises was expressly prohibited through the zoning code from having any outdoor seating on the sidewalk, did not have any outdoor seating under the old DCWP sidewalk café program or any stipulations in place regarding the emergency pandemic era dining program or use of the new Dining Out NYC program, the Applicant not having filed for an expansion of the licensed premises under the NYSLA June 30/2022 guidance regarding Chapter 165 of 2022 stating that all licensees wishing to incorporate the municipal property into their licensed premises must notify the municipality; CB2, Man. is requesting all Applicants who had no prior stipulations with CB2 regarding outdoor seating either under the old sidewalk café program or the new DOT Dining Out NYC program to agree to a closing of 10 PM nightly initially in order to get the Applicant open quickly with the opportunity to return for later hours after the new Outdoor Dining NYC applications have been processed and its impacts on the community can be evaluated, many areas in which previously having had no outdoor dining now having multiple establishments on a single block with significant outdoor seating with many residential units above, there being nothing precluding the Applicant from returning for later hours in the future after those impacts are clear; and

- v. **Whereas**, the Applicant was presented a stipulation agreement for the requested sidewalk and roadway seating with closing hours of 10 PM each night, the Applicant unwilling to agree to the 10 PM closing hour each night to get the program open quickly;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application of the Alteration Application for Municipal Expansion for **George Marcel LLC dba Fairfax 234 West 4th St. 10014**; and

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

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

Vote: Unanimous, with 13 Executive Committee members in favor.

45. Penmanship LLC dba Jeffrey's Grocery 172 Waverly Place 10014 (OP-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 (Lic. ID # ##0340-23-137454) to add sidewalk seating consisting of 14 seats as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the application is for 3 tables and 6 seats on the sidewalk on Christopher Street and 4 tables and 8 seats on the sidewalk on Waverly Place; and
- iii. **Whereas**, the licensed premises was expressly prohibited through the zoning code from having any outdoor seating on the sidewalk, did not have any outdoor seating under the old DCWP sidewalk café program or any stipulations in place regarding the emergency pandemic era dining program or use of the new Dining Out NYC program, the Applicant not having filed for an expansion of the licensed premises under the NYSLA June 30/2022 guidance regarding Chapter 165 of 2022 stating that all licensees wishing to incorporate the municipal property into their licensed premises must

notify the municipality; CB2, Man. is requesting all Applicants who had no prior stipulations with CB2 regarding outdoor seating either under the old sidewalk café program or the new DOT Dining Out NYC program to agree to a closing of 10 PM nightly initially in order to get the Applicant open quickly with the opportunity to return for later hours after the new Outdoor Dining NYC applications have been processed and its impacts on the community can be evaluated, many areas in which previously having had no outdoor dining now having multiple establishments on a single block with significant outdoor seating with many residential units above, there being nothing precluding the Applicant from returning for later hours in the future after those impacts are clear; and

- v. **Whereas**, the Applicant was presented a stipulation agreement for the requested sidewalk and roadway seating with closing hours of 10 PM each night, the Applicant unwilling to agree to the 10 PM closing hour each night to get the program open quickly;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application of the Alteration Application for Municipal Expansion for **Penmanship LLC dba Jeffrey's Grocery 172 Waverly Place 10014**; and

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

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

Vote: Unanimous, with 13 Executive Committee members in favor.

46. Deviled Foods LLC & SAJ Hospitality LLC dba Due West 189 W 10th St 10014 (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Lic ID # 0340-23-131853) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating consisting of 16 seats in total as part of the Dining Out NYC program to their licensed premises; and

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

10. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 4 tables and 16 seats on West 10th Street on the corner of West 10th and West 4th Streets.
11. Hours of operation for the Dining Out NYC sidewalk will be from 4 PM to 10 PM Mondays through Fridays and 12 PM to 10 PM Saturdays and 12 PM to 9 PM Sundays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
12. There is no roadway seating included with this application.
13. 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.
14. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
15. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
16. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
17. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
18. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for the alteration to the existing On-Premises Liquor License for **Deviled Foods LLC & SAJ Hospitality LLC dba Due West 189 W 10th St 10014**, to add seating under the Dining Out NYC program unless the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous, with 13 Executive Committee members in favor.

47. Take Me to the River 22 LLC dba Perle 22 Greenwich Ave 10011 (OP–Tavern) (Alteration: DONYC–Sidewalk) (Lic ID # 0267-24-110205) (*appearance waived*)

i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Tavern Liquor License to add sidewalk café seating consisting of 4 seats in total as part of the Dining Out NYC program to their licensed premises; and

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

1. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 2 tables and 4 seats on Greenwich Avenue between West 10th 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. There is no roadway seating included with this application.
4. 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. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
8. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Take Me to the River 22 LLC dba Perle 22 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, with 13 Executive Committee members in favor.

48. Naive Melody 24 LLC dba Marian's 24 Greenwich Ave. 10011 (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Lic ID # 0340-21-121006) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating consisting of 10 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 5 tables and 10 seats on Greenwich Avenue between West 10th 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. There is no roadway seating included with this application.
 4. 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. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
8. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Naive Melody 24 LLC dba Marian's 24 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, with 13 Executive Committee members in favor.

49. Newstead Restaurant LLC dba Left Bank 117 Perry St 10014 (OP–Restaurant) (Alteration: DONYC–Roadway) (Lic ID # 0340-23-134087) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Restaurant License to add roadway café seating consisting of 12 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 5 tables and 12 seats on Greenwich Street at the corner of Perry Street.
 2. Hours of operation for the Dining Out NYC sidewalk will be from 5 PM to 10 PM Mondays through Fridays and 3 PM to 10 PM Saturdays and Sundays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 3. There is no sidewalk seating included with this application.
 4. 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. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
 8. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
 9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Newstead Restaurant LLC dba Left Bank**

117 Perry 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, with 13 Executive Committee members in favor.

50. Guliani Group Inc dba Laliko Stories of Georgia 80 Carmine St 10014 (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Lic ID # 0340-25-110793) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating consisting of 14 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 7 tables and 14 seats on Carmine Street between Varick and Bedford Streets.
 2. Hours of operation for the Dining Out NYC sidewalk will be from 10 AM to 10 PM Sundays and 9 AM to 10 PM Mondays through Saturdays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 3. There is no roadway seating included with this application.
 4. 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. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
 8. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
 9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for the alteration to the existing On-Premises Liquor License for **Guliani Group Inc dba Laliko Stories of Georgia 80 Carmine 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, with 13 Executive Committee members in favor.

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

51 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, Man. SLA #2 Licensing Committee Meeting on August 7, 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.

THEREFORE, BE IT RESOLVED that CB2, Man. 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 **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, with 13 Executive Committee members in favor.

52. Ume at 63, LLC dba UME63 63 Downing St 10014 (TW–Tavern) (previously unlicensed)

Whereas, at this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on August 7, 2025, the Applicant’s Attorney requested **to lay over** this application to September/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 CB2, Man. 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 **Ume at 63, LLC dba UME63 63 Downing 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, with 13 Executive Committee members in favor.

53. 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 August 7, 2025, the Applicant’s Attorney requested **to lay over** this application to September/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.

THEREFORE, BE IT RESOLVED that CB2, Man. 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, with 13 Executive Committee members in favor.

54. 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 August 7, 2025, the Applicant requested **to lay over** this application to September/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.

THEREFORE, BE IT RESOLVED that CB2, Man. 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 in favor (4 board members, 1 public member)

55. The 3 and 10 Bar LLC dba The 3 & 10 Bar 220 W Houston St 10014 (OP–Restaurant) (Transfer)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on August 7, 2025, the Applicant requested **to lay over** this application to September/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;

THEREFORE, BE IT RESOLVED that CB2, Man. 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 3 and 10 Bar LLC dba The 3 & 10 Bar 220 W Houston 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, with 13 Executive Committee members in favor.

56. 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 August 7, 2025, the Applicant requested **to lay over** this application to September/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.

THEREFORE, BE IT RESOLVED that CB2, Man. 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, with 13 Executive Committee members in favor.

57. Slice West Village Ltd dba Slice, the Perfect Food 535 Hudson St 10014 (RW–Restaurant)
(Alteration: DONYC–Sidewalk)

Whereas, following this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on August 7, 2025, the Applicant requested **to lay over** this application to September/2025 in order to meet with local residents 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.

THEREFORE, BE IT RESOLVED that CB2, Man. 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 **Slice West Village Ltd dba Slice, the Perfect Food 535 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, with 13 Executive Committee members in favor.

STREET ACTIVITIES & RESILIENCY

1. *8.9-8.10.25 – KBRN-Complex NY Store at 620 Broadway (Sponsor: Commerce Media Holdings LLC), Broadway bet. Bleecker & E. Houston Sts. [partial SW closure-E.]

Whereas, the applicant, representing clothing store Complex NY at 620 Broadway, is seeking a partial sidewalk closure to support a line with ropes and stanchions for a two-day clothing release along with a “talent” appearance on Saturday, August 9th and Sunday, August 10th; and

Whereas, the store is expected to be open from 11 AM to 7 PM each day with security guides on site from 8 AM to 8 PM; and

Whereas, the applicant is expecting around 300-500 guests to visit the store each day; and

Whereas, the “talent” is expected to consist of a well-known musical artist, who would be brought into the store through a back door and would be on site for a 30-minute window on the 9th, signing autographs and selling merchandise; and

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

Whereas, the applicant also intends to give away ice cream to those entering the store, though this should not further impede pedestrian right-of-way on the sidewalk; 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 outside of the store; and

Whereas, the applicant recognized that there had been previous issues with a prior event where the “talent” was brought in through the front of the store and expressed the belief that the plan to bring the “talent” in through the back in this case would prevent such an issue this time around; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of **KBRN-Complex NY Store at 620 Broadway (Sponsor: Commerce Media Holdings LLC)**, provided that the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 13 Executive Committee members in favor.

2. *8.11.25 – Are You Okay x CAVA Claw Machine Activation (Sponsor: NowThis), Spring St. bet. Elizabeth & Mulberry St. [partial SW closure-So.]

Whereas, the applicant, digital media company Now This, is partnering with restaurant company Cava to film an original series entitled “Are You Okay”, which will be done with handheld cameras and thus does not require a permit; and

Whereas, after filming is complete, the applicant is seeking a partial sidewalk closure for a sidewalk activation consisting of a small, branded claw machine containing small prizes, to be placed on the South sidewalk of Spring Street between Cleveland Place and Mulberry Street, adjacent to the Cava restaurant at 50 Spring Street; and

Whereas, the claw machine is expected to be set up on Monday, August 11th, at 9 AM and open to the public from 10:30 AM to 5 PM; and

Whereas, given the heavy pedestrian traffic on this block, the applicant has committed to capping the line for the claw machine at a maximum of 10 people at any given time; and

Whereas, the activation will not include food or amplified sound, though applicants can enter the nearby Cava restaurant to buy food; and

Whereas, the claw machine will run off of a small, battery powered generator that will not generate excess noise; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of **Are You Okay x CAVA Claw Machine Activation (Sponsor: NowThis)**, provided that the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 13 Executive Committee members in favor.

3. *8.14.25 – Van Leeuwen Ice Cream Truck Pop Up (Sponsor: MKTG, INC.), Astor Pl. bet. Broadway & Lafayette St. [curb lane only-No]

Whereas, the applicant, representing local ice cream chain Van Leeuwen, is seeking to hold a 1-day curb lane activation on Thursday, August 13th, in the north curb lane of Astor Place between Lafayette and Broadway; and

Whereas, the activation is part of a collaboration between Van Leeuwen and Guinness non-alcoholic beer, and will consist of an ice cream truck parked in the curb lane giving out free ice cream samples throughout the day; and

Whereas, the activation will be live from 12 PM to 8 PM on Thursday, August 14th; and

Whereas, the activation will not include amplified sound; and

Whereas, Van Leeuwen staff will be on site to serve ice cream and assist with line management and sanitation; and

Whereas, the applicant will have 2 23-gallon trash cans on site for waste management as well as extra trash bags on the truck; and

Whereas, the applicant agreed to include other ice cream flavor options other than only Guinness-flavored ice cream; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of **Van Leeuwen Ice Cream Truck Pop Up (Sponsor: MKTG, INC.)**, provided that the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 13 Executive Committee members in favor.

4. *8.16.25 – YSL Small Pop Up (Sponsor: IDEKO Productions LLC), Mercer St. bet. Prince & Spring Sts. [SW & curb lane closure-W.]

Whereas, the applicant, representing fashion brand YSL, is seeking to hold a 1-day curb lane activation on Sunday, August 16th, at 121 Mercer Street, in the west curb lane of Mercer between Prince and Spring streets; and

Whereas, the activation is focused on YSL’s makeup line, and will consist of both a food truck and pushcart in the curb lane from 11 AM to 7 PM; and

Whereas, passers-by can get free slushies from the food truck throughout the duration of the activation; and

Whereas, the applicant is planning to do makeup sample giveaways from the pushcart, with 25 free samples given away at the top of every hour throughout the day; and

Whereas, the activation will include amplified sound played from a speaker at ambient street noise level; and

Whereas, 3 security and 2 brand ambassadors will be on site to assist with operations and line management, as well as 3 kitchen staff for the food truck; and

Whereas, the applicant will have 2 trash bins on site for waste management; and

Whereas, the applicant agreed to do additional outreach to neighbors and nearby businesses; and

Whereas, CB2 SAR committee members expressed concerns about the applicant's plan for two separate lines, with one line for the food truck and one line for the makeup sample giveaway, and such a setup likely creating confusion and potentially blocking pedestrian right-of-way; and

Whereas, the applicant said they would consider a single-line setup where applicants could get slushies and potentially have some sort of random chance at a makeup sample; now

Therefore Be It Resolved that CB2, Man. recommends **denial** of **YSL Small Pop Up (Sponsor: IDEKO Productions LLC)**, **unless** the line management plan can be shifted to a single-line setup, and **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 13 Executive Committee members in favor.

5. *8.17.25– Kith FW25 Fashion Show (Sponsor: Eyesight Fashion Luxury Inc.), Lafayette St. bet. Bleecker & Bond Sts. [full street closure]

Whereas, the applicant, representing clothing retailer Kith, is seeking a full street closure starting at 12p and ending at 10p for the purpose of presenting a 30min outdoor fashion show on the block of Lafayette St., between Bleecker and Bond Streets; and

Whereas, the applicant will ensure a 15ft emergency lane is kept intact and 5ft of pedestrian walkway is protected on the east side of Lafayette, with as little disruption as possible to neighborhood businesses, many of which frequently draw lines; and

Whereas, in addition to production elements that consist of permitted crane, drone, lighting, filming, production, and music equipment, there are 192 invited seated guests and a public viewing area that can accommodate the timed entry of 150 public spectators who will queue in double-backing stanchions; and

Whereas, the applicant has been thorough in their engagement of city agencies, receptive to community feedback, and communicative with the Committee; and

Whereas, despite the brand not communicating the event on social channels, many invited VIPs are celebrities, athletes, and influencers who might draw larger public interest should they post about the event; and

Whereas, shutting down this block of Lafayette disrupts a major thoroughfare in the neighborhood, including the M1 bus route, and will be simultaneously contending with the rerouting necessitated by the Open Streets program occurring on Bond St. between Lafayette St. and Bowery, as well as on Bleecker St. between Mott St. and Bowery; now,

Therefore Be It Resolved that CB2, Man. recommends **denial** of **Kith FW25 Fashion Show (Sponsor: Eyesight Fashion Luxury Inc.)**, despite best-in-class coordination and organization efforts, **reaffirming our position that major district thoroughfares should not be shut down for commercial activity**.

Vote: Unanimous, with 13 Executive Committee members in favor.

6. *8.21-8.22.25 – Cocos Corner Store (Sponsor: Shiraz Creative), Elizabeth St. bet. Prince & Spring Sts. [partial SW closure-So.]

Whereas, the applicant is seeking a partial sidewalk closure for an anticipated line to enter a ‘pop-up snacking experience’ that introduces tennis star Coco Gauff’s Protein Pineapple Orange Smoothie collaboration with Naked Juice; and

Whereas, the event will take place on Thursday, August 21st and Friday, August 22nd, from 11a-7p both days; and

Whereas, the event will feature a giveaway of the collaboration smoothie as well as keychains and other merchandise (e.g., t-shirts, totes, hats); and

Whereas, the applicant is expecting ~60 guests per hour each day, although the Committee estimates more will be likely based on previous similar events; and

Whereas, Coco Gauff may come to the space in person as well as promote it on her social channels; and

Whereas, the location of the event, 21 Spring Street, on the corner of Spring and Elizabeth Streets, has been repeatedly problematic and disruptive to the community due to lines and buildouts that don’t allow for a 5ft clear pedestrian path on Spring nor Elizabeth streets; and

Whereas, the owner of the space, Parasol Projects, has been unresponsive to community feedback and requests in regard to this location and others in the district; and

Whereas, the applicant has planned for only 2 guards outside and is open to, but hasn’t planned for, a timed entry system to manage the line; now,

Therefore Be It Resolved that CB2, Man. recommends **denial** of **Coco’s Corner Store (Sponsor: Shiraz Creative)**

Vote: Unanimous, with 13 Executive Committee members in favor.

7. *8.21.25 – Adidas Y-3 Store Event (Sponsor: Adidas Y-3), Howard St. bet. Crosby & Lafayette Sts. [SW & curb lane closure-So.]

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

Whereas, the narrow sidewalk in this location makes it challenging to maintain the requisite 5-foot pedestrian right-of-way; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Adidas Y-3 Store Event (Sponsor: Adidas Y-3)**.

Vote: Unanimous, with 13 Executive Committee members in favor.

8. *8.23.25 – O Positive Activation (Sponsor: Autumn Communications), W. 12th/W. 13th/ Gansevoort Pedestrian Plaza [full]

Whereas, the applicant, a nutritional supplement company centered around women’s hormonal health, is seeking to hold a one-day pop-up activation on the Gansevoort Pedestrian Plaza on Saturday, August 23rd; and

Whereas, attendees will have the opportunity to queue up for branded giveaways, as well as get free popsicles, water and fresh fruit; and

Whereas, brand ambassadors will be onsite alongside 4 servers for the food giveaways and 6 security guards; and

Whereas, the activation will be live from 12 PM to 6 PM each day, with load-in beginning at 6 AM and load-out complete by midnight; and

Whereas, the event will feature amplified sound; and

Whereas, the applicant intends to “snake” any line that forms to prevent the line from running outside the plaza and blocking pedestrian right-of-way / business entrances; and

Whereas, the applicant has been working in close coordination with the meatpacking BID ahead of this event; and

Whereas, the applicant has a full sanitation plan including bins for waste and recyclables throughout the plaza; now

Therefore Be It Resolved that CB2, Man. recommends **approval of O Positive Activation (Sponsor: Autumn Communications), provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Passed, with 12 Executive Committee members in favor, and 1 recusal (D. Raftery).

9. *8.23.25 – Groundworks Opening Denilson Baniwa (Sponsor: Storefront for Art and Architecture), Kenmare St. bet. Cleveland Pl. & Mulberry St. [full street closure] (may use SW only)

Whereas, the applicant, cultural institution Storefront for Art and Architecture, located at 97 Kenmare Street, is seeking a partial sidewalk closure to support the unveiling of its annual art installation on its building’s facade; and

Whereas, the art opening event is expected to take place on Saturday, August 23rd, from 2 PM to 6 PM; and

Whereas, the applicant is planning no real activation for the sidewalk, other than potentially setting out ropes and stanchion to highlight where attendees can stand and view the newly installed art; and

Whereas, there will be music and food/beverages inside, there will be no food or amplified sound on the street; and

Whereas, the applicant mentioned they would ensure the “Swivel doors” on the exterior of the building would be contained and not swing out obstructively into the pedestrian right-of-way; and

Whereas, though the initial application called for a full street closure, the applicant confirmed that they would only be applying for a partial sidewalk closure; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Groundworks Opening Denilson Baniwa (Sponsor: Storefront for Art and Architecture)**, provided that the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 13 Executive Committee members in favor.

10. *8.25.25 – Cubby Pop-Up (Sponsor: Cubby), 5th Ave. bet. E. 12th & E. 13th Sts. [partial SW 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. Man. recommends **denial** of **Cubby Pop-Up (Sponsor: Cubby)**.

Vote: Unanimous, with 13 Executive Committee members in favor.

11. *8.29-8.31.25 – Goop Store Merchandise Promotion (Sponsor: Gio-Art Promotions Inc. on behalf of goop), Bond St. bet. Bowery & Lafayette St. [curb lane only-So.]

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

Therefore Be It Resolved that CB2, Man. recommends **denial** of **Goop Store Merchandise Promotion (Sponsor: Gio-Art Promotions Inc. on behalf of goop)**.

Vote: Unanimous, with 13 Executive Committee members in favor.

12. *9.5-9.7.25 – Prada Newsstand Wash Sq (Sponsor: IDEKO Productions LLC), Washington Sq. No. bet. 5th Ave. & University Pl. SW & curb lane closure [No.]

Whereas, the applicant, representing fashion brand Prada, is seeking to hold a 2-day sidewalk and curb lane activation on Saturday, September 6th and Sunday, September 7th; and

Whereas, the activation is slated to take place in the north curb lane of Washington Square North, between 5th Ave and University place; and

Whereas, the activation is expected to consist of a truck and photo booth placed in the curb lane, where participants can walk through and get product samples with an optional photo moment; and

Whereas, the activation is expected to be live from 12 PM to 7 PM each day; and

Whereas, food and beverage would be limited to potential canned water giveaways for attendees; and

Whereas, the activation will include amplified sound played from a speaker at ambient street noise level; and

Whereas, 4 security and 5 brand ambassadors will be on site to assist with operations and line management; and

Whereas, the applicant will have 2 trash bins on site for waste management; and

Whereas, the applicant agreed to run the queue line west and cut it off if it reached 5th Avenue; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of **Prada Newsstand Wash Sq (Sponsor: IDEKO Productions LLC)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 13 Executive Committee members in favor.

13. *9.6.25 – Crosby Street Block Party (Sponsor: Eddie Stern), Crosby St. bet. Broome & Grand Sts. [full street closure]

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

Whereas, while calling the event a “block party”, the event is actually structured as a street event with commercial elements; now

Therefore Be It Resolved that CB2, Man. recommends **denial** of **Crosby Street Block Party (Sponsor: Eddie Stern)**.

Vote: Unanimous, with 13 Executive Committee members in favor.

14. *9.10.25 – Libertine S26 Fashion Show (Sponsor: Eyesight Fashion Luxury Inc.), Mott St. bet. Prince & Spring Sts. [curb lane only-E.]

Whereas, the applicant is seeking a partial curb lane closure in support of a fashion show which will be occurring in the Elizabeth Street Garden on Wednesday, September 10th; and

Whereas, there will be no other elements of the activation, including queue lines, taking place on the sidewalk or in the curb lane; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of **Libertine S26 Fashion Show (Sponsor: Eyesight Fashion Luxury Inc.)**, **provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 13 Executive Committee members in favor.

15. *9.11-9.21.25 – Feast of San Gennaro (Sponsor: Figli di San Gennaro), 1) Mulberry St. bet. Canal & E. Houston Sts. [SW & street closure-both]; 2) Hester St. bet. Mott & Hester Sts. [SW & street closure-both]; 3) Grand St. bet. Mott & Centre Sts. [SW & street closure-both]; 4) Hester St. bet. Mott St. & Centre Sts. [SW & street closure-both]

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

Whereas, given the high-profile nature of this event, length of time, and breadth of locations / impact, CB2 Manhattan needs the opportunity to hear the applicant present, ask questions and make suggestions / comments; now

Therefore Be It Resolved that CB2, Man. recommends that **Feast of San Gennaro (Sponsor: Figli di San Gennaro)** be **laid over** to next month.

Vote: Unanimous, with 13 Executive Committee members in favor.

16. *9.13.25 – Neighborhood Block Party-Leroy St. (Sponsor: Meghan Bird), Leroy St. bet. Greenwich & Hudson Sts. [SW & street closure-W.]

Whereas, the applicant attended the August CB2 SAR meeting but was unable to present as they had to leave before their application was called, but expressed the desire to have the opportunity to present to CB2; now

Therefore Be It Resolved that CB2, Man. recommends that **Neighborhood Block Party-Leroy St. (Sponsor: Meghan Bird)** be **laid over** to next month.

Vote: Unanimous, with 13 Executive Committee members in favor.

17. *9.13.25 – Revlon Make Up Bus (Sponsor: Coast To Coast Permits), Broadway bet. Broome & Spring Sts. [curb lane only-W.]

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, Man. recommends **denial** of **Revlon Make Up Bus (Sponsor: Coast To Coast Permits)**.

Vote: Unanimous, with 13 Executive Committee members in favor.

18. *9.13.25 – Tir Tir Glass Truck at 575 Broadway – NYFTA (Sponsor: New York Food Truck Association), Broadway bet. Prince & W. Houston Sts. [curb lane only-W.]

Whereas, the applicant, representing Korean skincare brand Tir Tir, is seeking to hold a 1-day curb lane activation on Saturday, September 13th, at 575 Broadway between Prince and Houston streets, in the west curb; and

Whereas, the activation is focused on Tir Tir's launch in the United States, and will consist of a glass truck parked in the curb lane, as well as an exterior bar and photo moment outside in the curb lane; and

Whereas, load-in for the activation will begin at 7 AM, with the event live from 12 PM to 8 PM, and break down complete by 8:30 PM; and

Whereas, attendees will be able to enter the glass truck for an immersive experience involving the brand, and upon exit, can get free stickers and keychains, and take photos at the photo moment; and

Whereas, the activation will include amplified sound inside the glass truck only; and

Whereas, the activation will not include food or beverages; and

Whereas, 4 or 5 brand ambassadors will be on site to assist with operations and line management; and

Whereas, the applicant will their own trash receptacles for waste management; and

Whereas, the applicant agreed to run the queue north on the sidewalk but cut the line before it reaches the bus stop on that block; and

Whereas, given the queue line and curb lane setup, the applicant recognized the need to apply for a curb lane and partial sidewalk closure, which they said they had done; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of **Tir Tir Glass Truck at 575 Broadway – NYFTA (Sponsor: New York Food Truck Association)**, provided that the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 13 Executive Committee members in favor.

19. *9.14.25 – Cherry Lane Theatre Block Party (Sponsor: A24 Ventures LLC), Commerce St. bet. Bedford & Barrow Sts. [full street closure]

Whereas, the applicant, local theatre Cherry Lane Theatre, located at 38 Commerce Street, is seeking to hold a “block party” (officially a single block festival) to celebrate its re-opening after a period of renovation; and

Whereas, the block party will consist of food (partnering with nearby restaurants Commerce Inn and Wild Cherry), beer and wine, music supplied by a DJ, and opportunity for attendees to take a tour of the renovated theater; and

Whereas, the block party will take place from 2 to 6 PM on Sunday, September 14th, with load-in beginning at 8 AM and breakdown complete by 8 PM; and

Whereas, amplified sound, in the form of a DJ, will be played from 2 PM to 6 PM; and

Whereas, the applicant has applied for a temporary SLA permit for the service of food and wine, with licensed bartenders and bracelets for attendees; and

Whereas, the applicant has a security plan in place, partnering with Roundtable Solutions (generally including ex-NYPD officers); and

Whereas, the applicant has a sanitation plan as well which will consist of staff members doing non-stop walkthroughs throughout the event to pick up waste; and

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

Whereas, the applicants expects a total of 600-800 people to attend throughout the day, and around 40 people will be able to go on a tour at once; and

8. 9.21.25 – Cycle for the Cause Finish Festival – Boneyard/Ops Area (Sponsor: The LGBT Community Center: Cycle for the Cause), W. 12th St. bet. 6th & 7th Aves. [curb lane only-both sides]

9. 10.4.25 – 4th Avenue Fall Fair (Sponsor: Avenues for Justice), 4th Ave. bet. E. 9th & E. 14th 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, Man. recommends **approval** of these renewal applications **provided that** the applications conform with all applicable laws, rules, and regulations.

Vote: Unanimous, with 13 Executive Committee members in favor.

NO RESOLUTION

10.31.25 – NYU and CB2 Children’s Halloween Parade (Sponsor: New York University and Community Board 2), W. 3rdSt. bet. LaGuardia Pl. & Mercer St. [full street closure]

TRAFFIC & TRANSPORTATION

1. Resolution in Opposition to Criminal Summons for Cyclists for Traffic Violations

Whereas:

1. On April 28, 2025, the New York Police Department (NYPD) began a new policy of issuing criminal summonses to cyclists for infractions such as cycling through a red light, failing to stop at a stop sign, or riding on the sidewalk, replacing the previous policy of a traffic ticket that could be paid or contested online;
2. Drivers of motor vehicles continue to receive civil violations for traffic infractions, which result in a contradictory message about how we prioritize public safety on our streets; motor vehicle infractions are treated civilly and not criminally despite causing considerable numbers of deaths and injuries;
3. A criminal summons requires appearing in criminal court, which could lead to a criminal record or jail and those who fail to appear will have a warrant for their arrest issued;
4. For cyclists who are not citizens of the United States, which is the case for many delivery workers, encounters with the criminal justice system are highly dangerous, potentially resulting in detention and deportation without any due process. Additionally, an encounter with the criminal justice system could jeopardize an application for asylum seeker status;
5. A criminal summons creates a criminal case which is public information and may facilitate the operations of Immigration and Customs Enforcement (ICE) despite New York City being a "sanctuary city;"
6. According to news reports since the policy change, cyclists have received criminal summonses for proceeding at the Leading Pedestrian Interval, which has been legal for cyclists to do in New York City since 2019;

Whereas, the applicant plans to do extensive outreach to neighbors before the event, including through partnering with local block associations; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of **Cherry Lane Theatre Block Party (Sponsor: A24 Ventures LLC)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 13 Executive Committee members in favor.

20. *9.14.25 – Revlon Beauty Bus – South (Sponsor: Carisma), Broome St. bet. Broadway & Crosby St. [curb lane only-No.]

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

Therefore Be It Resolved that CB2, Man. recommends **denial** of **Revlon Beauty Bus – South (Sponsor: Carisma)**.

Vote: Unanimous, with 13 Executive Committee members in favor.

21. 9.21.25 – Il Buco Pig Roast (Sponsor: Sky High Farm), Bond St. bet. Bowery & Lafayette St. [full street closure]

Whereas, restaurant Il Buco, located at 47 Bond Street, is seeking to hold its pig roast, which is becoming an annual event after being restarted in 2024; and

Whereas, in conjunction with the planned pig roast, the applicant is seeking a full street closure of Bond Street between Bowery and Lafayette Street on Sunday, September 21st; and

Whereas, the applicant is looking to close the street beginning at 12 AM on Sunday, September 21st, through 7 PM on Sunday, with load-out completed by around 9 PM; and

Whereas, this block is already closed most weekends as part of DOT’s Open Streets program, with Il Buco serving as one of the sponsors for the Open Street on this block; and

Whereas, the applicant will be setting up in the street in front of their restaurant as well as neighboring restaurant Gjelina (with permission); and

Whereas, the applicant is also seeking a 1-day temporary SLA license in order to serve alcohol outside at the event; and

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

Whereas, similar to the 2024 event, the applicant is seeking to use an alternative cooking method in which an outdoor cinder block “oven” is constructed with the pig being cooked inside over charcoal, supposedly lessening smoke generation; and

Whereas, this method would entail the construction of the oven beginning at midnight, and the actual cooking beginning at 2 AM with 4 cooks on site, and cooking complete by around 9 AM and ready to serve by lunchtime; and

Whereas, after testing this method and holding the event in 2024, there were no major complaints from surrounding neighbors and businesses; and

Whereas, the applicant has already performed significant outreach to neighbors and businesses on the block ahead of this year's event; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of **il Buco Pig Roast (Sponsor: Sky High Farm)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 13 Executive Committee members in favor.

FYI / RENEWALS

1. 9.12.25 – Purple Brand Fashion Week Community Event (Sponsor: Purple Brand), Howard St. bet. Broadway & Mercer St. [full street closure]

Whereas, while this event is labeled in the SAPO system as a renewal, the applicant did not come before CB2 for their event last year, and such event generated complaints from the community; and

Whereas, as a result, CB2's SAR committee would like to hear the applicant present their event next month; now

Therefore Be It Resolved that CB2, Man. recommends that **Purple Brand Fashion Week Community Event (Sponsor: Purple Brand)** be **laid over** to next month.

Vote: Unanimous, with 13 Executive Committee members in favor.

Whereas, these events have been held previously, and no major complaints have been received; now

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

2. 8.10.25 – Pigeonwing Dance Gansevoort Plaza (Sponsor: The Field), W. 12th/W. 13th/ Gansevoort Pedestrian Plaza [full]

3. 8.17.25 – Pigeonwing Dance Astor Plaza (Sponsor: The Field), Astor Pl. Plaza So. [full]

4. 8.19.25 – The New School – Orientation (Sponsor: The New School), 5th Ave. bet. E. 13th & E. 14th Sts. [partial SW closure-E.]

5. 9.13.25 – West Village Fall Fest (Sponsor: West Village District Management Association), 1) W. 4th St. bet. Cornelia & Jones Sts. [full street closure]; 2) W. 4th St. bet. Barrow & Jones Sts. [full street closure]

6. 9.16.25 – NYC VOTES – National Voter Registration Day (Sponsor: HeadCount), LaGuardia Pl. bet. Washington Sq. So. & W. 3rd St. [full street closure]

7. 9.20.25 – Electronic Waste Recycling Event (Sponsor: Outstanding Renewal Enterprises Inc. dba Lower East Side), Greenwich Ave. bet. W. 11th & W. 12th Sts. [curb lane only-E.]

7. CB2 agrees that there is a need to address the lack of compliance with regulations by some cyclists; and,
8. The most recent publicly available “[Summary Listing of Bicycle Laws, Rules & Regulations](#),” published by the NYC Department of Transportation, is several years old and may not reflect current policies or enforcement practices, and NYC DOT has indicated it will confirm whether a more up-to-date version exists.

Therefore be it Resolved that CB2, Man. calls on the NY Police Department (NYPD) to immediately end the policy of issuing criminal court summonses to cyclists for traffic violations and continue to use existing laws to mitigate lack of compliance with regulations.

Vote: Unanimous, with 13 Executive Committee members in favor.

2. Resolution in Support of Safety Improvements at the Sixth Avenue and Spring Street Intersection

Whereas:

1. Silvia Beam, Chair of the Van Dam Street Block Association, presented safety concerns at the intersection of Spring Street, an eastbound street, and Sixth Avenue, a northbound street;
2. Pedestrians: The C and E trains stop at Spring St. and the northbound station only has one exit at the northeast corner of Spring St. and Sixth Ave. During the morning commute, riders exiting on the northwest corner, cross west, and navigate cars and cyclists turning left on to Sixth Ave; during the evening commute, the pattern reverses;
3. Cyclists: With the new Sixth Ave. bike lane, cyclists turning left from Spring St. must cross to the east side of Sixth Ave. competing with cars turning left, pedestrians crossing the street and passengers entering and exiting buses at the stop on the east side of Sixth Ave;
4. Cars: Spring St. experiences heavy traffic eastbound from Hudson St. because it is the first through eastbound street south of Bleecker St and also is used by cars exiting the Holland Tunnel heading north then east;
5. In Hudson Square, the opening of new businesses such as Disney and Google and the new residential population greatly increases pedestrians, cyclist and car traffic, exacerbating these safety concerns; and,
6. Meanwhile, [New York State’s NY Forward program granted \\$744,000 to the Hudson Square BID](#) to establish a permanent plaza at Little Sixth Avenue that will offer additional space for programming, play, and relaxation and likely will further increase pedestrian traffic.



Therefore be it Resolved that CB2, Man.

1. Requests that the NYC Department of Transportation (NYC DOT) consider installing a split phase light with a dedicated left turn signal as well as study other ways to improve pedestrian, cyclist, bus and car safety at the Spring Street and Sixth Avenue intersection; and,
2. Encourages the NYC DOT to coordinate all safety improvements at Spring Street and Sixth Avenue into the plaza design at Little Sixth Avenue.

Vote: Unanimous, with 13 Executive Committee members in favor.

3. Resolution in Support of Safety Improvements on Lafayette Street at the T-Intersection with Jersey Street

1. Jeannine Kiely presented safety concerns at the intersection of Lafayette and Jersey Streets;
2. Current conditions include:
 - a. No east-west crosswalk;
 - b. No clear delineation of the Lafayette St. bike lane for pedestrians crossing from Jersey St;
 - c. Lack of curb cuts to cross the street to reach the fully accessible New York Public Library Mulberry Street branch; and,
 - d. Heavy pedestrian traffic, particularly on weekends.
3. The committee discussed the addition of painted crosswalks, stop signs, curb cuts, bumpouts, flexiposts and pedestrianizing Jersey St. In CB2's September 2013 resolution, the board previously supported pedestrianizing Jersey St. between Lafayette and Mulberry streets.

Therefore be it Resolved that CB2, Man.:

1. Requests that the NYC Department of Transportation (NYC DOT) study ways to improve pedestrian and cyclist safety at the intersection of Lafayette and Jersey streets and to include this as part of its study of improvements to the Lafayette Street bike lane as supported in CB2's April 2025 resolution; and
2. Encourages the NYC DOT to study options to pedestrianize Jersey Street between Crosby and Lafayette streets and Lafayette and Mulberry streets.

Vote: Unanimous, with 13 Executive Committee members in favor.