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

## COMMUNITY BOARD No. 2, MANHATTAN

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

### FULL BOARD MINUTES

**DATE:** September 18, 2025

**TIME:** 6:30 P.M.

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

#### ATTENDANCE

**BOARD MEMBERS PRESENT IN PERSON:** William Benesh, Keen Berger, Carter Booth, Katy Bordonaro, Amy Brenna, Richard Caccappolo, Y. (Nina) Chen, Valerie De La Rosa, Arturo Fernandez, Mar Fitzgerald, Cormac Flynn, Susan Gammie, JJ Herrera, Drishaan Jain, Zachary Kazzaz, Susan Kent, Ryder Kessler, Jeannine Kiely, Patricia Laraia, Benjamin Listman, Paul McDaid, Brian Pape, Matthew Perreira, Lois Rakoff, Brandt Roessler, Rocio Sanz, Shirley Secunda, Eddie Siegel, Emma Smith, Dr. Shirley Smith, Sean Sweeney, Susan Wittenberg (32)

#### BOARD MEMBERS PRESENT VIA ZOOM AND COUNTING TOWARD QUORUM:

Frederica Sigel, Chenault Spence, (2)

#### BOARD MEMBERS PRESENT VIA ZOOM AND NOT COUNTING TOWARD QUORUM: Janet Liff (1)

**BOARD MEMBERS ABSENT WITH NOTIFICATION:** Susanna Aaron, Anita Brandt, Chris Dignes, Stella FitzGerald, David Gruber, Juliet Kaye, Ed Ma, Erika Olson, Donna Raftery, Bo Riccobono, Monica Desai Weiss, Antony Wong, Eugene Yoo (13)

**BOARD MEMBERS ABSENT:** Ritu Chattree, Sean Ryan (2)

**BOARD MEMBERS PRESENT/ARRIVED LATE:** Amy Brenna, Mar Fitzgerald, Jeannine Kiely, Patricia Laraia, Susan Wittenberg (5)

**BOARD MEMBERS PRESENT/LEFT EARLY:** Brandt Roessler (1)

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

**ELECTED OFFICIALS’ REPRESENTATIVES:** US Congressman Dan Goldman (Betty Schmidt); NYS Senator Brian Kavanagh (Sharif Krabti); NYS Senator Brad Hoylman-Sigal (Caroline Wekselbaun); NYS Assembly Member Grace Lee (Hayden Ryan); NYS Assembly Member Deborah Glick (Lane Sohn); Mayor Eric Adams (Christian Williams, Robin Forst); Manhattan Borough President Mark Levine (Andrew Chang); City Council Member Christopher Marte (Conor Allerton); NYC Council Member Erik Bottcher (Nicole Barth)

## **MEETING SUMMARY**

Meeting Date – September 18, 2025

Board Members Present – 35

In Person – 32

via Zoom Counting toward Quorum – 2

via Zoom not Counting toward Quorum – 1

Board Members Absent with Notification – 13

Board Members Absent – 2

Board Members Present/Arrived Late – 5

Board Members Present/Left Early – 1

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## **PUBLIC SESSION**

**Terry Taft, Adoptive and Foster Family Coalition of New York:** Organization supports and advocates for individuals who are raising children who are not biologically theirs. Offering a variety of resources for foster families. Inviting families to reach out if these resources would be of value.

**Chenlin Feng:** Owner of a small business in SoHo (174 Spring Street). Opposing future activations that involve the closure of Spring Street such as the event held by Denim Tears in conjunction with a local radio station on July 26<sup>th</sup>. The July Event ran until 10pm (later than the permit called for), was disruptive to both the business and residential communities in the area, involved loud music and chaotic crowds. His business lost significant revenue across this day.

Q / A

W. Benesh explains that this event was not approved by the Street Activities Committee. Asks that speaker send an email with an overview of the issues encountered.

Dr. Smith asks for clarification on the name of the organization.

S. Sweeny clarifies the date of the event. Notes that these issues were anticipated.

**Marc Rosetti, NYC DDC Sidewalk Repair Project:** Construction and sidewalk repairs are underway in the neighborhood.

**Rebecca Carter, Community Engagement Intern for the NY County Defenders' Services:** Interested in hosting presentations at CBs that inform community members of their rights when approached by a police officer; in partnership with their Community Engagement, Policy, and Racial Justice Litigation teams. Office can coordinate with the CB office to schedule a training. Recently delivered a presentation to CB11.

**Daryl Cochrane, The City's Human Rights Law:** Works with the New York City Commission on Human Rights. First spoke to the board 25 years ago. Small city agency that protects against discrimination in the city. There are 25 protected classes. Agency functions in the area of housing and employment, as well as commercial access, discriminatory profiling and accessibility issues.

Q / A

R. Sanz asks if the speaker is aware of issues regarding frivolous lawsuits on behalf of individuals with disabilities regarding ADA accommodations. Project Equal Access is a unit that specifically works with folks in the disability community. Will go around to stores to assess feasibility of accommodations. This is a free service that they provide.

V. De La Rosa asks for the relationship between this office and the Mayor's Office for People with Disabilities. These are distinct offices.

## **ADOPTION OF AGENDA**

The agenda was adopted by acclamation.

## **ELECTED OFFICIALS' AND REPRESENTATIVES' REPORTS**

### **Betty Schmidt, US Congressman Dan Goldman's Office, 10th District**

- No Secret Police Act Bill would require that ICE representatives not be masked and wear a nametag like other law enforcement officers. Bill received 100 co-sponsors as of today (does not include any Republicans).
- Joined a lawsuit to address access barriers to officials' access to detention centers.
- Temporary restraining order to address the terrible conditions at 26 Federal Plaza.

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

- Housing Connect website notes that there are certain preferences for district residents in the housing lottery.
- Involved with the Canal Street redesign project. Proposals will come before CBs soon. Public meetings taking place now.
- Community Board training series will be launching soon. Some are mandatory.
- MBP has a representative on the community advisory committee for casinos. Recent applications voted down.
- LGBTQ business summit at John Jay College tomorrow from 10am - 4pm.
- Office is marching in the African American Day parade in Harlem this weekend.
- Office is hosting a Hispanic Heritage Month celebration uptown on September 25th.

### **NYS Assembly Member Deborah Glick, 61st District:**

- Lottery has finally opened for senior affordable housing at 570 Washington Street.
- Met with the 6th precinct. Notes that anonymous calls are challenging because they can't confirm whether a reported issue has been resolved.
- Pushing a compulsory voting initiative modeled after the Australian model. Working with 100% democracy.com.
- Working on a number of climate bills.

Q / A

K. Bordonaro wants to highlight the legislation AM Glick is carrying along with Senator Kavanaugh to improve SCRIE and DRIE. Concerns have been raised by the current administration, but AM Glick is optimistic about the future.

**Hayden Ryan, NYS Assembly Member Grace Lee's Office, 65th District:**

- AM Lee is supporting legislation to require ICE to unmask.
- AM Lee is also speaking out against a proposed SNAP cut.
- Office is participating in Canal Street redesign initiative.

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

- Working to advance a number of pieces of legislation: CitiBike for Seniors, Turf Bill, Horse Carriage Ban Bill.
- DOT is re-prioritizing redesign of Canal Street following a death in August. Public engagement session this month, and more work planned for next spring and summer.
- Urging SAPO to use existing code and regulation around sidewalk events to guide enforcement around pop-up events. Identified a list of hotspots with issues.
- Charter Revision Commission is moving forward. Proposals for changes have been finalized. There are 3 proposals that erode the Council's (and Community Boards') authority over land use and present loopholes to public review and comment. Working on a memo for Community Boards.

Q / A

R. Kessler thanks CM for the push around the pedestrianization of FiDi. E. Segal seconds.

Z. Kazzaz is interested in what CM Marte is doing to ensure implementation of bike lanes in the district. Also interested in whether CM Marte would consider legislation to remove the criminal designation of biking infractions at the root of rise in summonses. Finally, with the new CitiBike limit on speed, costs have effectively gone up. What will this mean for discounts for seniors?

**Lisander Rosario, Council District 2 (formerly CM Carlina Rivera's district)**

- Office remains open. Awaiting next Councilmember.

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

- Affordable housing lottery at 570 Washington Street is open until October 27th.
- Hosting a pet adoption event on September 22nd on 23<sup>rd</sup> Street.
- Senior food bag program runs through October.

- SCRIE and DRIE and housing montohly clinics are still open.
- NYC Council passed Resolution 362 to support state level social work workforce.
- The parents in School District 2 have elected a new slate of parents to the Community Education Council that reflect inclusive values. The new Council has approved a Resolution overturning Resolution 248 from the previous Council, which undermined protections for transgender students.

Q / A

B. Pape notes that there are 176 senior affordable units in the development at 570 Washington Street, but only 122 are listed. Nicole clarifies that the unlisted units are reserved for formerly homeless seniors.

K. Bordonaro asks if there is a preference in the lottery for residents of CB district 2. The lottery is equal for all applicants with no local preferences.

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

- 11 elected officials were arrested a few hours ago at 26 Federal Plaza while trying to gain access to the 10th Floor immigration enforcement holding facility. Officials were then released.
- Passing the New York for All Act is a large priority for this session.
- The Senator's District Office has announced a joint investigation into increases in property insurance rates. Rates rose 33% nationally between 2020 and 2023. Planning to hold a meeting on this issue in mid-October with a variety of stakeholders. Potential causes include climate change and natural disasters, as well as insurer practices not to cover buildings with rent stabilization.
- Upcoming flu clinic on Tuesday September 23rd from 10-2:30pm and Friday October 17th from 12-3:00pm.

Q / A

R. Sanz notes that many insurers refuse to cover buildings that contain rent-stabilized units. This issue impacts different neighborhoods disparately.

N. Chen asks who will be in attendance at the meeting on property insurance.

R. Kessler asks if there is any planned legislation related to affordable housing statewide.

**Caroline Wekselbaun, NYS Senator Brad Hoylman-Sigal's Office, 47th District:**

- Urging Governor Hochul to sign the Medical Aid in Dying Act (passed by the Senate and Assembly). Link in report that will allow public to voice support for this bill.

- Working on legislation allowing members of the public to sue ICE agents, which is currently hard to do.

Q / A

L. Rakoff asks how a member of the public could sue ICE if they don't know who the agent is.

Z. Kazzaz asks if there is anything planned for statewide affordable housing this session. The State Senator's term is up in December.

## **ADOPTION OF MINUTES**

The minutes of July and August 2025 Full Board were adopted by acclamation.

## **BUSINESS SESSION**

### **Chair's Report: Valerie De La Rosa**

- Thank you to CB2 staff, tech consultant Jonathan LeRoy, and our hosts NYU. Welcome back from the summer.
- New Board Member Engagement: Thanks to the new members who have been attending committee meetings. This is an important part of the discovery process. Will begin the process of assigning new members to committees soon. Board buddy assignments will be coming out soon as well.
- Budget Priorities and District Needs Statement for FY 2027: September committee meetings will focus on budget priorities. We will vote on priorities in the October Full Board meeting.
- Canal Street Redesign: Entering a public engagement process for proposed improvements to Canal Street. DOT is engaging with Community Boards 1, 2, and 3 that will be most impacted by the proposals.
- The Borough President's Office is again hosting a series of trainings during the week of October 20<sup>th</sup>. Three of the trainings (Conflict of Interest; Equal Employment Opportunity; Addressing Implicit Bias) are mandatory for Community Board members. The public is invited to the trainings as well.
- Senior Affordable Housing Lottery for apartments at 570 Washington Street is open to New Yorkers aged 62 and older.

### **District Manager's Report: Mark Diller**

- Thank you to NYU (Valentine, Dorothy and Arlene) and the CB staff.
- Calendar Update - Schools and Education Committee meeting moved to September 25th. Human Services Committee meeting will take place later in the same evening.

- Working on restoring the labyrinth painted on the open space adjacent to 505 LaGuardia Place. The LaGuardia Corner Garden and NYU are assisting in the effort.
- Equal Employment Practices Commission (EEOC) Audit is drawing to a close – the Chair as well as the District Office Staff are completing the required Citywide trainings in addition to those offered by the MBPO.
- Budget Priorities and District Needs Statement for FY 2027 – It is important that the Committees provide both the community’s needs in terms of budget priorities as well as the narrative statement of the needs and conditions in the District. It may be the case that there are needs in the community that are not susceptible of monetary solutions, but rather perhaps policy or operational solutions. Not all needs can be addressed with funding alone. In a change from prior years, budget priorities will be ranked separately for each agency, and not one unified list of priorities that pits priorities from different agencies and different CB2 Committees against one another for precedence.
- Community Boards are still called upon to provide a statement of the top 3 overall district needs, which are usually budget priorities. Last year’s top 3 priorities included addressing serious mental health issues especially among homeless and vulnerable populations; affordable housing; and education resources. The CB2 Google Drive available to all Members includes a variety of resources to guide this process.

## STANDING COMMITTEE REPORTS WITH RESOLUTIONS

### CANNABIS

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

#### **Context**

1. **Whereas**, under current [NYS Cannabis Control Board](https://cannabis.ny.gov/)<sup>1</sup> (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]

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<sup>1</sup> <https://cannabis.ny.gov/>



## **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 \(MRTA\)](https://cannabis.ny.gov/marihuana-regulation-and-taxation-act-mrta)<sup>2</sup>, 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](#)<sup>3</sup> 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*”<sup>4</sup>; 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

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

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

<sup>4</sup> <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.
3. **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.

**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.

**Vote:** Passed, 30 Board Members in favor, 3 abstentions (C. Booth, V. De La Rosa, R. Sanz).

**#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)<sup>5</sup>, 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

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

**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](#)<sup>6</sup> 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.

**Vote:** Passed, 30 Board Members in favor, 3 abstentions (C. Booth, V. De La Rosa, R. Sanz).

## LANDMARKS

- 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.

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

**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.

**Vote:** Unanimous, 35 Board Members in favor.

**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)**

## LAND USE

### 1. Resolution on 51 Little West 12th Street

#### **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.
- 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:** Passed, 28 Board Members in favor 1 against (R. Sanz), 4 abstentions (R. Kessler, J. Liff, E. Siegel, E. Smith).

## **2. Resolution on 126 Lafayette Street**

**\*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:** Passed, 32 Board members in favor, 1 abstention (R. Sanz).

### **3. Resolution on 30 Thompson Street**

\*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 plusses 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, 33 Board Members in favor.

#### **4. Resolution on 285 Hudson Street**

\*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 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 HDHC 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 Council and the Department of Housing Preservation and Development to approve the project.

**Vote:** Unanimous, 33 Board Members in favor.

## **PARKS AND WATERFRONT**

### **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, 33 Board Members in favor.

## **SLA 1 LICENSING**

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 3rd Street and Bleecker Street.
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, 33 Board Members in favor.

## **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 13<sup>th</sup> Street between 5<sup>th</sup> 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. 2<sup>nd</sup> floor, the 2<sup>nd</sup> 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 2<sup>nd</sup> 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, 33 Board Members in favor.

**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, 33 Board Members in favor.

**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, 33 Board Members in favor.

**5. Kyma Soho LLC dba Selenia 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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, 33 Board Members in favor.

**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 4<sup>th</sup> 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, 33 Board Members in favor.

**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, 33 Board Members in favor.

**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, 33 Board Members in favor.

**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, 33 Board Members in favor.

**10. 555 Broadway Location LLC 555 Broadway, 2<sup>nd</sup> 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, 2<sup>nd</sup> 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, 33 Board Members in favor.

**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 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 **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, 33 Board Members in favor.

**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, 33 Board Members in favor.

**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, 33 Board Members in favor.

**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, 33 Board Members in favor.

**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, 33 Board Members in favor.

## **SLA 2 LICENSING**

- 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, 33 Board Members in favor.

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, 33 Board Members in favor.

- 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 Brooklynneer (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 Brooklynneer; 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, 33 Board Members in favor.

**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 7<sup>th</sup> 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](#) 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 7<sup>th</sup> 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 7<sup>th</sup> 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

- vi. **Whereas**, the premises proposed to be licensed appears to be within 200 feet of the Neighborhood Church of Greenwich Village, an active place of worship; the church is located within a straight line of the entry to the premises along Morton Street to the East of the premises at the “T” intersection of Bleecker Street, the Church directly fronting Morton Street at the “T” intersection and the entryway to the Church being in direct line from 10-12 Morton Street; CB2 requests that a site visit be conducted to establish if the church is within 200' of the premises proposed to be licensed and that the results of that site visit be presented to the Members of the Authority; it being noted by CB2 that while there is guidance on corner locations, there is no guidance on establishments or Places of Worship at “T” intersections; and
- vii. **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:** Passed, 23 Board Members in favor, 5 opposed (A. Fernandez, M. Fitzpatrick, R. Kessler, B. Pape, E. Siegel), 5 abstentions (Z. Kazzaz, J. Liff, B. Listman, M. Pereirra, R. Sanz).

**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:

10. 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 11<sup>th</sup> Street and 2 tables and 4 seats on Bank Street between Hudson and Greenwich Streets.
11. 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.
12. 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.
13. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
14. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
15. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
16. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
17. 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, 33 Board Members in favor.

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, 33 Board Members in favor.

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, 33 Board Members in favor.

**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 4<sup>th</sup> 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 cafe and roadway cafe must be directly accessible to persons with physical disabilities. The design of such cafe shall comply with applicable requirements of the Americans with Disabilities Act and rules promulgated thereunder.”; 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 4<sup>th</sup> Street, the intersection of West 4<sup>th</sup> 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 4<sup>th</sup> 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, 33 Board Members in favor.

**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, 33 Board Members in favor.

**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 11<sup>th</sup> 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, 33 Board Members in favor.

**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 11<sup>th</sup> 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, 33 Board Members in favor.

**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, 33 Board Members in favor.

**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 12<sup>th</sup> Street between 9<sup>th</sup> 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, 33 Board Members in favor.

**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 10<sup>th</sup> Streets and 10 tables and 20 seats on West 10<sup>th</sup> 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, 33 Board Members in favor.

**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, 33 Board Members in favor.

**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, 33 Board Members in favor.

**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, 33 Board Members in favor.

**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, 33 Board Members in favor.

**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, 33 Board Members in favor.

**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, 33 Board Members in favor.

**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, 33 Board Members in favor.

**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, 33 Board Members in favor.

**23. Bar Giacosa Corp dba Bar Pitti 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 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, 33 Board Members in favor.

**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, 33 Board Members in favor.

**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, 33 Board Members in favor.

**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, 33 Board Members in favor.

**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, 33 Board Members in favor.

**STREET ACTIVITIES**

**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:** Unanimous, 33 Board Members in favor.

**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 12<sup>th</sup> and running through Monday, September 15<sup>th</sup> 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:** Unanimous, 33 Board Members in favor.

**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 13<sup>th</sup> and September 14<sup>th</sup>; and

**Whereas**, the pop-up is expected to be open from 10 AM to 5 PM on the 13<sup>th</sup> and 10 AM to 3 PM on the 14<sup>th</sup>, though the applicant plans to reserve the curb lane space starting on the 12<sup>th</sup>; 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:** Unanimous, 33 Board Members in favor.

**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 12<sup>th</sup> 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:** Unanimous, 33 Board Members in favor.

**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 20<sup>th</sup> anniversary pop-up for culture blog / website Highsnobiety, located at 45 Grand Street from September 11<sup>th</sup> through September 13<sup>th</sup>; and

**Whereas**, on the evening of September 12<sup>th</sup>, 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:** Unanimous, 33 Board Members in favor.

**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 12<sup>th</sup>; 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:** Unanimous, 33 Board Members in favor.

**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 12<sup>th</sup> 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:** Unanimous, 33 Board Members in favor.

**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 12<sup>th</sup>; 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 12<sup>th</sup>; 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:** Unanimous, 33 Board Members in favor.

**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 13<sup>th</sup>; 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:** Unanimous, 33 Board Members in favor.

**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 14<sup>th</sup>; 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 14<sup>th</sup>, 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 8<sup>th</sup>, 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:** Unanimous, 33 Board Members in favor.

**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 17<sup>th</sup> through September 21<sup>st</sup>; 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 17<sup>th</sup> and 18<sup>th</sup>) 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 9<sup>th</sup> 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:** Unanimous, 33 Board Members in favor.

**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:** Unanimous, 33 Board Members in favor.

**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 20<sup>th</sup>; 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:** Unanimous, 33 Board Members in favor.

- 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 18<sup>th</sup>; Saturday, September 20<sup>th</sup>; and Sunday, September 21<sup>st</sup>; 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 18<sup>th</sup>, at 147 Grand Street between Crosby and Lafayette streets from noon to 8 PM; and

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

**Whereas,** the third location will be on Sunday, September 21<sup>st</sup>, 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:** Unanimous, 33 Board Members in favor.

**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 13<sup>th</sup> street between Washington street and 9<sup>th</sup> Avenue for an outdoor event on Sunday, September 21<sup>st</sup>; 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 21<sup>st</sup>, 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:** Unanimous, 33 Board Members in favor.

**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:** Unanimous, 33 Board Members in favor.

**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:** Unanimous, 33 Board Members in favor.

**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 25<sup>th</sup>; 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:** Unanimous, 33 Board Members in favor.

**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 4<sup>th</sup>; 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:** Unanimous, 33 Board Members in favor.

**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:** Unanimous, 33 Board Members in favor.

**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 7<sup>th</sup>; 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:** Unanimous, 33 Board Members in favor.

**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:** Unanimous, 33 Board Members in favor.

#### **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:** Unanimous, 33 Board Members in favor.

**RATIFICATION OF RESOLUTIONS ADOPTED AT THE  
AUGUST 2025 EXECUTIVE COMMITTEE MEETING**

A resolution to approve and ratify the resolutions voted upon at the August 2025 Executive Committee meeting, given that the Full Board did not meet in August, was adopted.

**Vote:** Unanimous, 33 Board members in favor.

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