

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



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

## COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

[www.manhattancb2.org](http://www.manhattancb2.org)

P: 212-979-2272 F: 212-254-5102 E: [info@manhattancb2.org](mailto:info@manhattancb2.org)

### FULL BOARD MINUTES

**DATE:** October 23, 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, Anita Brandt, Amy Brenna, Richard Caccappolo, Y. (Nina) Chen, Valerie De La Rosa, Chris Dignes, Mar Fitzgerald, Susan Gammie, JJ Herrera, Drishaan Jain, Juliet Kaye, Susan Kent, Jeannine Kiely, Patricia Laraia, Benjamin Listman, Paul McDaid, Erika Olson, Brian Pape, Matthew Perreira, Donna Raftery, Lois Rakoff, Sean Ryan, Rocio Sanz, Shirley Secunda, Frederica Sigel, Emma Smith, Dr. Shirley Smith, Sean Sweeney, Susan Wittenberg, Eugene Yoo (34)

**BOARD MEMBERS PRESENT VIA ZOOM AND COUNTING TOWARD QUORUM:**  
(0)

**BOARD MEMBERS PRESENT VIA ZOOM AND NOT COUNTING TOWARD QUORUM:** Arturo Fernandez, Bo Riccobono, Eddie Siegel (3)

**BOARD MEMBERS ABSENT WITH NOTIFICATION:** Susanna Aaron, Ritu Chattree, Stella FitzGerald, Zachary Kazzaz, Ryder Kessler, Janet Liff, Brandt Roessler, Chenault Spence, Monica Desai Weiss, Antony Wong (10)

**BOARD MEMBERS ABSENT:** Cormac Flynn, David Gruber, Ed Ma (3)

**BOARD MEMBERS PRESENT/ARRIVED LATE:** Richard Caccappolo, Mar Fitzgerald, Jeannine Kiely, Eddie Siegel, Sean Sweeney (5)

**BOARD MEMBERS PRESENT/LEFT EARLY:** Paul McDaid, Erika Olson (2)

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

**ELECTED OFFICIALS’ REPRESENTATIVES:** NYS Senator Brian Kavanagh (Sharif Krabti); NYS Senator Brad Hoylman-Sigal (Caroline Wekselbaun); NYS Assembly Member Grace Lee (Saranna Zhang); NYS Assembly Member Deborah Glick (Tracy Jackson); Mayor Eric Adams (Christian Williams, Robin Forst); NYC Comptroller Brad Lander (Evelyn Collado); Manhattan Borough President Mark Levine (Andrew Chang); City Council Member Christopher Marte (Andy Li); NYC Council Member Erik Bottcher (Nicole Barth); New York City Council – Speaker’s Office for Council District 2 (Tehreem Saleem); NY County District Attorney Alvin Bragg (Peter Tse).

## **MEETING SUMMARY**

Meeting Date – October 23, 2025

Board Members Present – 34

In Person – 34

via Zoom Counting toward Quorum – 0

via Zoom not Counting toward Quorum – 3

Board Members Absent with Notification – 10

Board Members Absent – 3

Board Members Present/Arrived Late – 5

Board Members Present/Left Early – 2

## **TABLE OF CONTENTS**

ATTENDANCE.....	1
MEETING SUMMARY.....	2
PUBLIC SESSION .....	3
ADOPTION OF AGENDA .....	3
ELECTED OFFICIALS’ AND REPRESENTATIVES’ REPORTS .....	3
BUSINESS SESSION .....	5
STANDING COMMITTEE REPORTS WITH RESOLUTIONS .....	6
REPORTS WITHOUT RESOLUTIONS .....	100
LAND USE.....	100
PARKS AND WTERFRONT .....	103
SCHOOLS AND EDUCATION .....	106
TRAFFIC AND TRANSPORTATION.....	108
Statement of 3 Top District Needs For FY 2027 .....	110
Statement of Capital Budget Priorities for FY 2027.....	112

Statement of Expense Budget Priorities for FY 2027.....	119
---	-----

## **PUBLIC SESSION**

**Anne Mitcheltree:** The NYC Campaign Finance Board Voter Guides have been distributed. The Finance Board received voter information from the State. Surprising that each voter recipient's records are listed on the front of the guides. This doesn't seem pertinent or appropriate.

**Rita Sodi & Jody Williams:** Restaurant owners speaking to the importance of the relationship with the CB.

**Alvin Jones, RS Strategies Consultants:** Connection to the community through school at NYU. Wants businesses here to thrive. Notes that the economy is not doing well, inflation is high. Background in technology management, has also been a business owner. Offers services to businesses in the neighborhood and asks that the board make connections as relevant.

**Lois Rakoff, Community Director of the Edgar Allan Poe Room.** Two annual free events for the public. This year will feature Charles Dickens on November 21<sup>st</sup>, 6pm-8pm. Poe and Dickens will be in conversation with each other at 245 Sullivan Street. Contact Lois with any questions.

## **ADOPTION OF AGENDA**

The agenda was adopted by acclamation.

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

**Andrew Chang, Manhattan Borough President Mark Levine's Office:**

- Just wrapped up CB training series this week. Trainings were recorded and will be uploaded soon. Andrew will share the link.
- College and career fair in partnership with District 75 and Manhattan High Schools Superintendent. Taking place on Saturday, 25th of October from 11am - 3pm.

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

- Not running for re-election but working through the end of her existing term at the end of next year and will continue living in the district.
- Expresses gratitude to the members of the Community Board for giving of time and energy. Has been grateful for the support of this community and the gift of incredible staff over the last 35 years.
- A high priority for the remainder of the year, in collaboration with NYS Senator Brian Kavanaugh, is to adjust SCRIE and DRIE to align with cost of living increases.
- Also focused on moving forward the Packaging Reduction and Recycling Infrastructure Bill, as well as a bill that will remove PFAS chemicals in kitchen products, cookware etc.

- Working on the Beauty Justice Bill with an organization in Harlem. Goal is to get PFAS chemicals out of cosmetics and personal care items.
- Also working on the Horseshoe Crab Bill and the Low-Impact Streetscapes Bill.

**Saranna Zhang, NYS Assembly Member Grace Lee's Office, 65th District:**

- Moved district office spaces recently. Now located at 250 Broadway.
- Legislative mailer now going out to households.
- Office is cosponsoring an e-waste recycling event on November 8.
- Cohosting a Turkey Drive on November 15.

**Andy Li, Budget Director, NYC Council Member Christopher Marte's Office, District 1:**

- CM Marte was on site at the ICE raid on Canal Street this week. CM believes that ICE has no place on our streets. Moving forward, the office is committed to protecting vulnerable NYers from Trump immigration enforcement.
- Ballot Charter Revision Proposals 2, 3 and 4 raise serious concerns for the Council's and Community's ability to weigh in on important zoning and land use decisions.
- Hearing scheduled on Intro 1307 requiring the Mayor's Office of Media and Entertainment to cover costs for people with disabilities.
- Participatory budgeting has begun.

**Tehreem Saleem, District Office 2 (formerly Carlina Rivera's office):**

- The District Office remains open to support concerns even though there is currently no Council Member in Office. The Council Speaker wanted to ensure that the office is open.

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

- CM Bottcher was recently appointed to be the chair of the Cultural Affairs, Libraries, and International Intergroup Relations Committee.
- Council will be voting on Intro 1015, CM Bottcher's bill requiring graphic images be displayed at point of sale for firearms.
- Kicked off participatory budget last week. Another meeting upcoming this week.
- Breast cancer screening event next Tuesday, October 28th.
- Housing, SCRIE, DRIE clinics taking place this month.

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

- Hosted 3 flu shot clinics across the district. Encourages folks to reach out to the office if they need help arranging shots.
- Governor signed Senator's bill to strengthen laws against home appraisal discrimination. The new law makes it a violation of the State's human rights law to discriminate when providing appraisals.

- Also the Governor signed a bill requiring a notice to be provided 90 days prior to foreclosure action.
- Carrying a Bill to extend security deposit protections to tenants.
- Also Carrying a Bill to ensure that there are clear succession rights for NYCHA tenants.
- Pet adoption event on November 9th in Tompkins Square Park.

**Peter Tse, New York County DA Alvin Bragg's Office:**

- Indicted Tylek McPherson for Astor Place slashing.
- Indicted Meyer Chetrit and his company for harassment of tenants in Chelsea.
- Indicted Jamar Banks for New Year's Day stabbing.
- Notes that the Village Interagency Task Force continues to meet every other week to address Quality of Life issues, including drug sales and use, serious mental illness and related behaviors, as well as operational matters requiring multi-agency coordination.
- Will have information regarding summer internship opportunities next month.

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

- Several bills signed by the Governor this week.
  - Bill that bans collusion using AI price-fixing.
  - Bill that ensures that tenants are not subject to exploitative fees due to bounced checks - Caps at \$20 or actual cost incurred by the landlord.
  - Bill that cuts Penn South's shelter rent tax in half.

**Evelin Collado, NYC Comptroller Brad Lander's Office:**

- New report regarding compliance of Local Law 199. DSNY has provided a response and their comments have been added.
- October monthly economic report. This month's spotlight is on generational shifts.

**ADOPTION OF MINUTES**

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

**BUSINESS SESSION**

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

- Public member renewals going out next month. Asking public members to fill an extraordinary circumstance or medical form, like members do, if they intend to attend Committee meetings remotely. Will be adding this requirement to the application online.
- Will be recording all meetings. There is at least one committee that does not have recorded meetings. Not all meetings are hybrid, but we do need to have a record of them.
- AI tools are being used to scrape meeting recordings and create summaries. Not all such AI summaries are reflective of the tenor and content of the meeting. Please be aware of this.

- Redesign of Canal Street: CBs 1, 2, and 3 have been working to coordinate a meeting that will include a presentation by the Department of Transportation concerning DoT's proposed redesign plan. Still working to schedule.

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

- The Children's Halloween Parade is happening on the afternoon of October 31. Co-sponsored by NYU and CB2, the parade offers an afternoon kid-friendly counterpart to the more artistic and flamboyant Village Halloween Parade later that day.
- Calendar Updates - In November, SLA 1 will be moving from Tuesday to Wednesday due to Election Day.
- Participatory Budgeting: Council Members Marte and Bottcher are taking part in the City Council Participatory Budget program, through which \$1 Million in Capital funding in each District is made available for projects proposed and selected by the public. In addition, under the NYC Civic Engagement Commission, there are Borough-wide PB procedures with Expense funding available for projects proposed and selected by residents of each Borough.
- The EEPAC (Equal Employment Practices Commission) Audit is almost complete! Waiting for clean bill of health.
- District Needs and Statement of Budget Priorities to be voted on at this meeting - Thanks to all for your work on this Charter-mandated submission. Opportunities to comment on narrative sections remain.
- Please sign up for the CB2 E-blast – link is on the website home page.

## **STANDING COMMITTEE REPORTS WITH RESOLUTIONS**

### **CANNABIS**

#### **Resolution to Approve License Renewal for Robin Hood Cannabis, LLC d/b/a Dagmar, 412 West Broadway 10012**

1. **WHEREAS**, in September 2023, the Community Board 2 (CB2) passed a resolution to approve Robin Hood Cannabis, LLC d/b/a Dagmar for licensure for cannabis retail operations at 412 West Broadway 10012<sup>1</sup>; and
2. **Whereas**, Jennifer Tzar, the principal owner of the business, presented the renewal application; and
3. **WHEREAS**, beyond an increase in hours of operation from 10AM-9PM to 10AM-12AM, there have been few changes in the method of operation presented to CB2 CLC in September 2023; and

---

<sup>1</sup> <https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/2023/12/09-August-and-September-2023-Full-Board-Minutes-2.pdf> (p. 46)

4. **WHEREAS**, The licensee, similar to previous renewal applicants, has experienced difficulties receiving timely and comprehensive information regarding changes and updates to operational regulations; and
5. **WHEREAS**, the licensee, like previous renewal applicants, reports that its official social media accounts are frequently suspended or deactivated, disrupting a critical advertising channel; and
6. **WHEREAS**, the dispensary reported good relations, with neighboring residents and businesses; and full compliance with the relevant city agencies;

**THEREFORE, BE IT RESOLVED**, Community Board 2 **recommends approval** of the renewal of the Conditional Adult-Use Retail Dispensary License for Robin Hood Cannabis, LLC d/b/a Dagmar, located at 412 West Broadway, New York, NY 10012, and further requests that this recommendation be included in the record upon which the Office of Cannabis Management bases its recommendation to the Cannabis Control Board to grant or deny the renewal of the license, pursuant to §76(4) of the New York State Cannabis Law.

**BE IT FURTHER RESOLVED**, CB2 strongly advises that NYC and NYS provide the following support for CAURD licensees:

1. Provide timely updates on any and all legislative and regulatory changes that affect cannabis businesses.
2. Increase avenues to market and promote CAURD businesses to bolster brand identity.
3. Provide support around challenges for cannabis businesses using social media.

**Vote:** Passed, 31 Board Members in favor, 1 against (K. Berger), 1 abstention (R. Sanz).

## **HUMAN SERVICES**

### **Resolution In Support of Additional Investments In H+H Bellevue Hospital**

#### **WHEREAS**

- 1) Bellevue is the Level 1 trauma center nearest to residents of CB2; and
- 2) Bellevue has experienced an increase in volume in its Emergency Department following the COVID pandemic and the closure of Mount Sinai Beth Israel Hospital (MSBI) on April 9, 2025; and
- 3) The closure of MSBI has left Bellevue as the only remaining CPEP – Comprehensive Psychiatric Emergency Program – in lower Manhattan, and it is often at capacity; and
- 4) Given the high incidence in Community District 2 of individuals exhibiting serious mental illness, the loss of a facility that can accept psychiatric emergencies is disconcerting; and
- 5) While Northwell Greenwich Village Hospital has expanded its services within CD2, its emergency department still has gaps that require CB2 residents to rely on Bellevue; and
- 6) The \$20 million in funding and the capital equipment that MSBI has promised to invest in Bellevue to improve services seems inadequate to compensate for the added volume from the MSBI closure; and

- 7) The loss of MSBI's Emergency Department in lower Manhattan is likely to continue to increase volume at Bellevue, which may decrease patients' timely access to care even when the most serious emergencies are adequately addressed.

**THEREFORE, BE IT RESOLVED THAT COMMUNITY BOARD 2, MANHATTAN**

- 1) Calls upon the New York State Department of Health to gather and share detailed metrics on the performance of Bellevue in delivering high quality service at every level of care, including diversion rates, time of "boarders" remaining in the ED before transfer to a bed, cycle time for patients, and time required for cases that are not immediately life-threatening but that can only be addressed by a trauma center such as Bellevue; and
- 2) Presses NYS DOH and NYC DOHMH to negotiate for greater investment in Bellevue, including by Mount Sinai Beth Israel, as compensation for the void that MSBI's closure leaves, not only in its immediate district but throughout lower Manhattan; and
- 3) Supports Bellevue's current requests for increased capital funding, especially for an additional CT scanner and a single plane (or bi-plane) angiogram for treating victims of stroke.

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

**Resolution in support of expansion of the B-HEARD program**

**WHEREAS**

1) The Behavioral Health Emergency Assistance Response Division (B-HEARD) is a "[City initiative](#)" that sends social workers and EMTs to respond to mental health emergencies, instead of police officers." The program was announced as a pilot in 2020 to deliver a "health-centered" response to 911 mental health calls and is funded and operated by NYC Health + Hospitals and FDNY; and

2) B-HEARD aims to achieve the following goals:

- A. Route 911 mental health calls to health-centered response when appropriate
- B. Increase connection to community-based care
- C. Reduce unnecessary transports to hospital
- D. Reduce unnecessary use of police resources; and

3) B-HEARD units respond in designated vehicles and are composed of teams of health professionals that include two Emergency Medical Technicians (EMTs) / paramedics from the Fire Department of the City of New York (FDNY) and a mental health professional from NYC Health + Hospitals (H+H); and

4) B-HEARD differs from the traditional response to a mental health emergency, which consists of New York City Police Department (NYPD) officers and an ambulance with two EMTs. A



2015 report by the Treatment Advocacy Center found that people with untreated mental illness are 16 times more likely to be killed by law enforcement; and

5) B-HEARD responders must be state-licensed social workers who have completed 900 hours of internship experience as well as four additional weeks of training in partnership with EMS responders. B-HEARD teams “[use their](#) physical and mental health expertise, as well as their experience in crisis response, to deescalate emergency situations and provide immediate care”; and

6) B-HEARD units provide behavioral and physical health assessment, on-site assistance, and referral to community-based care. All individuals served by B-HEARD are offered follow up care; and

7) B-HEARD units are currently assigned to only 31 precincts and their surrounding areas, prioritized by the volume of 911 calls received for “Emotionally Disturbed Persons” (EPDs).

These precincts include the following:

- A. Manhattan (25, 26, 28, 30, 32, 33, 34)
- B. The Bronx (All)
- C. Brooklyn (61, 63, 67, 69, 71, 73, 75)
- D. Queens (104, 108, 112, 114, 115); and

8) NYPD and FDNY EMS follow an established protocol to determine whether B-HEARD is an appropriate response to an incoming 911 call. Calls are eligible for B-HEARD intervention “[when there is](#) no known weapon involved or no known imminent risk of harm to self or others.” B-HEARD does not respond to calls pertaining to drug overdose, as this requires an urgent medical response; and

9) B-HEARD faces challenges in staffing both EMTs and social workers, in part because of a shortage of individuals who meet the program’s qualification requirements; and

10) B-HEARD responded to 53% of all eligible calls between 2022 and 2024; and

11) Responses to an H+H survey of [1,126 individuals](#) served by B-HEARD between August of 2023 and March of 2025 indicate an overwhelmingly positive client experience.

**THEREFORE, BE IT RESOLVED THAT COMMUNITY BOARD 2, MANHATTAN**

1) Advocates for the expansion of the B-HEARD program to assign a unit to operate in the catchment area of Lower Manhattan that includes District 2 Manhattan; and

2) Recommends that resources to be allocated to a longitudinal evaluation of the B-HEARD program to assess the program’s effectiveness and the long-term health outcomes of individuals served by the program; and

3) To address staffing shortages of this program and others, recommends that H+H continue to expand a pipeline for development of behavioral health professionals, and that the New York State Department of Health change its licensing policy to permit a broader spectrum of professionals to provide mental health services and have those services reimbursed by Medicaid.

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

**Resolution opposing use of masks by ICE agents apprehending individuals at the federal courthouse at 201 Varick Street.**

**WHEREAS:**

1. Northwell Greenwich Village Hospital (NGVH), formerly known as Lenox Health Greenwich Village, has expanded its services beyond its original scope as a satellite emergency department, and now operates as a “mini hospital,” offering outpatient imaging, outpatient surgery, physician practices, and a growing network of outpatient services in Lower Manhattan; and
2. NGVH is licensed under the same Article 28 operating certificate as Lenox Hill Hospital and will soon add inpatient surgery and a cardiac catheterization lab. Once the lab opens this spring, FDNY ambulances will be permitted to bring patients experiencing strokes or heart attacks to NGVH; and
3. Despite this expansion, NGVH will remain on “diversion” for patients with behavioral health emergencies, trauma, or critical pediatric conditions—meaning ambulances will not bring those patients to the facility—though such patients may still walk in and receive care; and
4. Mount Sinai Beth Israel Hospital (MSBI), located in Manhattan’s Community District 6, permanently closed on April 9, 2025; and
5. MSBI’s emergency department included a Comprehensive Psychiatric Emergency Program (CPEP) and was a key destination for behavioral health patients arriving via ambulance. Its closure leaves Lower Manhattan with significantly reduced capacity for psychiatric emergencies, particularly given NGVH’s continued diversion status for such cases; and
6. NGVH has experienced an approximate 20% increase in patient volume in recent weeks—likely due to both the FDNY’s revised 911 transport policy and the closure of MSBI—and while NGVH reports adequate capacity to manage the current increase, the long-term impact of MSBI’s closure on NGVH and surrounding hospitals remains uncertain.

**THEREFORE, BE IT RESOLVED THAT COMMUNITY BOARD 2, MANHATTAN**

1. Calls for ongoing monitoring and transparent public reporting on the impact of Mount Sinai Beth Israel Hospital's closure on patient volumes, service quality, and emergency care at Northwell Greenwich Village Hospital; and
  2. Given that NGVH's additional services are not planned to include a CPEP for psychiatric emergencies, nor the ability to address trauma or critical pediatric cases, urges the city to ensure that these community needs continue to be met despite the closure of MSBI.
- 

## References

1. Trump's Immigrant Crackdown in New York: More Arrests, Longer Detention – [NY Times](#) (Aug 4, 2025)
2. NYC Is the Nation's Capital of Immigration Courthouse Arrests, New Data Analysis Shows - [The City](#) (August 11, 2025)
3. Senator Fahy Introduces MELT Act to Prohibit Masking by ICE Agents – [NY Senate](#) (July 15, 2025)
4. NYC lawmakers take on masked ICE agents with MELT Act – [CBS New York](#) (July 9, 2025)
5. Varick Street Immigration Court – [U.S. DOJ](#)
6. Federal Plaza Immigration Court – [U.S. DOJ](#)
7. Broadway Immigration Court – [U.S. DOJ](#)
8. What's Inside a 10th Floor ICE Office? New York Democrats Want to Know – [NY Times](#) (June 20, 2025)
9. 'They're Killing Us': Immigrants Complain of Inhumane Conditions – [Gothamist](#) (July 9, 2025)
10. Venezuelan public school student in NY detained at immigration court [Gothamist](#) (May 27, 2025)
11. ICE detains another NYC public school student: 'We've been fearing this all summer' [Gothamist](#) (August 14, 2025)
12. Deportation of 7-year-old NYC student draws criticism from city and state officials - [Gothamist](#) (Aug 19, 2025)
13. Attorney General James Leads Coalition Urging Congress to Protect Americans from Masked ICE Agents - [Office of the New York State Attorney General](#) (July 15, 2025)
14. NY bill would ban ICE and other officers from wearing masks. Here's what to know. - [Gothamist](#) (July 21, 2025)
15. Deputies: Woman Impersonates ICE Agent – [YouTube](#) (April 23, 2025)
16. Philadelphia Police Searching for ICE Impersonator – [YouTube](#) (June 11, 2025)
17. Suspect arrested after allegedly posing as ICE agent during robbery in west Houston, police say – [ABC13](#) (June 25, 2025)
18. Houston Store Owner Shoots Robbery Suspect Who Posed as Police – [ABC13](#) (June 26, 2025)
19. ICE Impersonations Proliferate Amid the Agency's Undercover Tactics – [The American Prospect](#) (June 24, 2025)

20. Inside a Courthouse, Chaos and Tears as Trump Accelerates Deportations - [NY Times](#) (June 12, 2025)
21. BREAKING: Court Prohibits Federal Government from Racial Profiling, Denying Access to Counsel in Immigration Raids - [Public Counsel](#) (July 11, 2025)
22. How the Supreme Court’s Latest Decision Clears the Way for Racial Profiling During Immigration Raids - [American Immigration Council](#) (September 9, 2025)
23. Arrests Nearly Halt at Immigration Court. One Reason: Fewer People Are Showing Up - [The City](#) (August 15, 2025)
24. NYC Corporation Counsel Amicus Brief (*opposing the campaign of immigration courthouse arrests*) – [New York City Law Department](#) (August 18, 2025)
25. How Trump and ICE are Weaponizing Courthouses - [NYCLU](#) (August 18, 2025)
26. Judge greenlights ICE’s courthouse arrests in New York City - [Courthouse News](#) (September 12, 2025)
27. Federal judge in NYC rules ICE can keep detaining people at immigration court — for now - [Gothamist](#) (September 13, 2025)
28. New Video Shows ICE Lockup at 26 Federal Plaza – [NYIC Instagram](#) (July 22, 2025)
29. ‘Like Dogs in Here’ — Videos Expose ICE Lockup – [The City](#) (July 22, 2025)
30. Letter to Commissioner Oddo and Commissioner Tucker Re: Reports of Unsafe Conditions and Potential Building Violations - [NYC Comptroller](#) (July 22, 2025)
31. Groups Sue Trump Administration Over Lack of Access to Counsel and Inhumane Conditions – [NYCLU](#) (Aug 9, 2025)
32. Judge Orders ICE to Improve Conditions After NYC Detainee Complaints – [CNN](#) (Aug 13, 2025)
33. ‘Inhumane’: Judge Orders ICE to Improve Conditions Immediately – [MSNBC](#) (Aug 14, 2025)
34. Attorney General James Takes Action to Stop Inhumane Conditions – [NY AG](#) (Aug 19, 2025)
35. ICE arrests ramp up in NYC immigration court as AG Letitia James fights to stop indefinite detentions - [AMNY](#) (September 3, 2025)
36. Melt Act Press Conference - [YouTube](#) (July 9, 2025)
37. MELT Act Bill - [S08462](#) / [A08908](#) – NY State Legislature (2025)
38. NY State Sen. Pat Fahy joins multistate coalition calling for legislation to prohibit the masking of ICE agents - [WAMC](#) (August 5, 2025)
39. “California bans ICE agents from wearing masks” – [AP News](#) (Sept 2024)

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

## LANDMARKS

**1. \*280 W.11th St. (Greenwich Village Historic District) Application is to alter the front entrance and studio penthouse window, construct new stair and elevator bulkheads and chimney extensions at the roof, and an extension at the rear.**

**Whereas:**

- A. The building is being reconfigured from a multiple dwelling to the original single-family use; and
- B. The intact building at 282 provides a mirror example of the original condition; and
- C. The building backs onto a communal garden area comprised of portions of the original gardens of the several buildings in an association and the property is subject to an agreement containing certain restrictions governing the communal space and there is unclarity about the details of what is permitted or is agreed by custom about the use of parts of the buildings' original gardens that remain with the individual properties; and
- D. Interior alterations over time, in particular reconfiguring that resulted in non-conforming ceiling heights, requires removal of one story and revisions to the fenestration; and
- E. At the front facade, the lower windows will be removed, all remaining windows replaced with wooden frame sashes, and the windows at the parlor level will be lengthened to historic proportions; and
- F. The entrance door will be enlarged and fitted with a door of historic design and is improperly lacking a frame; and
- G. The original areaway, covered by a planter in a prior renovation, will be reopened and will have an unusually long stairway necessitated by the prior removal of the stoop and lowering of the basement doorway; and
- H. New iron work will be modeled on the simple design of existing window guards at the second floor; and
- J. A 10'5" rear yard extension at the ground floor occupying the portion of the original garden that remains with the property and 3'6" extension on the upper floors were represented by the applicant as conforming to the regulations governing the communal garden; and
- K. The rebuilt rear wall has a variety of new three punched windows of historic design on the lower floors and four windows at the top floor; and
- L. The rooftop greenhouse will be removed and the structure extended toward the rear with a large window; and
- L. Three lot line windows, represented as conforming to code and with limited visibility for the largest one are to be added to the west wall; and
- M. The zinc clad rooftop structure roof will be flattened, a pergola added at the rear, the flues extended to conform to code, and an elevator bulkhead with minimal visibility and mesh railing will be added; and
- N. The existing studio skylight is to be replaced with an unusually large one and the wall could profitably be raised to minimize the visibility of the railing; and

O. A number of members of the communal garden association, some of whom are from the families who formed the association, spoke in opposition to the rear extension's occupying the 10'5" portion of the original garden of the house that was not given over to the communal garden and, while the applicant implied that this particular property was subject to a carve-out, the association members, some of whom are from families who organized the association, represented that this would be the only house in the garden to have been built out to the rear property line and it was unclear whether this is a restriction in the document governing the garden, or was an agreed custom among the members any event they see the intrusion as a violation of the intention of the governing document as well as past practice; now

**Therefore be it resolved that CB2, Man. recommends:**

- A. **Approval** of the reconfiguration of the front facade windows, the areaway, and the iron work; and
- B. **Denial** of the entrance unless it includes framing in a historic design for the door; and
- C. **Approval** of the design for the windows at the rear facade; and
- D. **Approval** of the lot line windows and the flue extensions; and
- E. **Approval** of the penthouse with the suggestion that the studio window be smaller and the height of the front wall be increased to minimize the visibility of the railing; and
- F. That there is clarification as to the regulations concerning the use of the private garden area to extend the rear facade, that there is dialogue between the applicant and the association members, and that, in any case, strong consideration be given to reducing the depth of the ground floor extension in order to conform to the customary use of this area in other houses in the association.

**Vote:** Passed, 32 Board Members in favor, 1 against (A. Fernandez).

## **2. 118 W. 12th St. (Greenwich Village Historic District). The application is to legalize the installation of a stoop gate.**

**Whereas:**

- A. The design is carefully modeled on the existing ironwork in the areaway; and
- B. An automatic closure mechanism is required for a recommendation of approval for a stoop gate and the applicant did not know this important detail and it was not shown in the presentation materials; now

**Therefore be it resolved** that CB2, Man. recommends **denial** of the application for the stoop gate unless it is fitted with an automatic closure mechanism.

**[Subsequent to the meeting, the applicant agreed to install an automatic closure and therefore the condition for approval has been satisfied.]**

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

**3. \*711 Greenwich St. (Greenwich Village Historic District) – Application is for a revocable consent to install an ADA accessible ramp and steps.**

**Whereas:**

- A. The ramp is required for a banquet hall used for public events; and
- B. The ramp is in concrete with steel railings and the design provides, 7’9” clearance to the curb and 5’ clearance to a tree pit; and
- C. The ramp does not appear to conform to code in that the edge of the landing is not protected from the stairs; and
- D. The applicant did not know the finish of the concrete or the railings; now

**Therefore be it resolved that CB2, Man. recommends:**

- A. **Denial** of the design of the ramp unless is is reconfigured with the elimination of the steps and installation of a railing or other measures that ensure its compliance with code for safety; and
- B. **Denial** of the application unless the concrete ramp is faced and black metal and the railings are painted to match; and
- C. **Approval** of revocable consent for the installation of the ramp on the sidewalk to Department of Transportation is not recommended unless the recommendations in clauses A and B above are carried out.

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

**4. \*540 Hudson St. – Application is to install a vinyl mural on storefront windows.**

**Whereas:**

- A. The decorative panels applied to the exterior are red, pink, and white in a fluid design resembling valances at the top edges of the windows and onto the transoms spilling down into full coverage of a blocked window; and
- B. The design is a logo identification for the company and is disharmonious with the building and has no historic reference to the neighborhood and is a jarring decorative addition to the storefront; now

**Therefore be it resolved** that CB2, Man. recommends **denial** of the non-historic decorative vinyl window decoration.

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

**5. \*102 Greene St. – (SoHo Cast Iron Historic District) – Application is to legalize work performed without LPC approval consisting of replacement of the cast iron vault steps with diamond plate.**

**Whereas:**

A. The vaulting area has been covered with black diamond plate as a temporary measure and the applicant is seeking approval to make this installation permanent; and

B. The applicant provided persuasive photographic evidence that the condition of the existing lights is beyond repair; and

C. Though other buildings in the district have replaced vault light systems with newly fabricated reproductions in historic design, the Commission has approved a number of similar replacements of vault lights with diamond plate; now

**Therefore be it resolved** that CB2, Man. recommends **approval** of the replacement of the vault lights with diamond plate as installed.

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

**6. \*13-15 Bank St. (Greenwich Village Historic District) – Application is to replace ironwork at the areaway and parlor floor windows to match 13 Bank St., add a rooftop pergola, paint the rear façade, and modify masonry openings at the rear façade to align with 13 Bank St.**

**Whereas:**

A. The buildings were constructed as an identical pair as illustrated in photographs; and

B. Number 15 has been modified rather considerably and the proposal is to more closely re-unite the facades with fencing and railings matching the approved design at 13, and windows and entry matching the original condition in 13; and

C. The rear facade has been reconstructed with full width and height windows and the top floor windows will be altered to match 13; and

D. The modest rooftop addition with a pergola set well back from the front facade is very minimally visible from a great distance in a public thoroughfare; and

E. The houses are being combined and care has been taken to ensure that the facades retain the appearance of separate houses with the retention of both of their stoops and differences in the iron work at the parlor and first floor; now

**Therefore be it resolved** that CB2, Man. recommends **approval** of the modifications to 15 Bank Street to match the original and approved condition at number 13 resulting the two matching and distinctly separate buildings.

**Vote:** Passed, 32 Board Members in favor, 1 against (A. Fernandez).



**7. \*392 W. Broadway – (Soho Cast Iron District Extension) – Application is to convert the existing building to 4 residential units, with existing retail store on the ground floor, construct a penthouse rooftop structure; extending the existing parapets vertically, removing the ladders from the existing fire escapes and removing the dividing mullion at the windows at the fire escape and removal the existing elevator bulkhead on the roof.**

**Whereas:**

- A. The building is mainly intact from the 1940s condition as illustrated in photographs; and
- B. The ladders for the fire escape are to be removed and the balconies retained; and
- C. The roof will be made flat, aligning with the high point at the front and covered in pavers, and the penthouse is clad in black brick with an open metal overhang and glass walls; and
- D. The parapet is extended from the high point at the front of the building to level out to the rear; and
- E. The penthouse visibility above the extended parapet is minimal from a distant point and the expanse of glass walls is not visible; now

**Therefore be it resolved that** CB2, Man. recommends **approval** of the removal of the fire escape ladders and the rooftop penthouse and attendant modifications to the roof and parapet.

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

**8. \*380 West Broadway – (SoHo Historic District Extension) Application to legalize replacement of storefront doors, alterations to storefront illuminated cladding, an astroturf panel and installation of signage without LPC permits.**

**Whereas:**

- A. One sign at the doorway, a banner hanging from a pole, illuminated framing cladding and painted reveal at the windows, replacement of the entrance door, and the installation of an Astroturf area in front of the windows were all undertaken without approval by the Landmarks Commission and are without historic reference or harmony and are discordant to the building and the neighborhood; and
- B. Applicant seeks to have all of these modifications approved without having given evidence that they are appropriate to the building or the district; now

**Therefore be it resolved that** CB2, Man. recommends:

- A. **Denial** of the window framing and illuminated cladding, the door replacement with its sign, and the Astroturf installation; and

B. That the window framing, illumination, and Astroturf be removed and that the original door be restored; and

C. **Approval** of the banner provided that Commission staff verify that it conforms to regulations for the address.

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

**9. \*18-20 Christopher St. (Greenwich Village Historic District)– Application to legalize installation of shutters, windows, and an entrance transom without LPC permits.**

**(LAID OVER)**

### **SLA 1 LICENSING**

**1. 179 Prince LLC dba Revelie Luncheonette 179 Prince St 10012 (OP–Restaurant) (Class Change) (Lic. ID #0240-23-142310)**

- i. **Whereas**, the Applicants and the Applicants’ attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a class change of their existing Restaurant Wine License (Lic ID #0240-23-142310) to a new On-Premises Restaurant Liquor License to continue to operate a family restaurant focused on burgers, fountain sodas and shakes in a residentially-zoned, six (6)-story, mixed-use building (c. 1900) on Prince Street between Thompson and Sullivan Streets (Block #517/Lot #41) in the Sullivan-Thompson Historic District; and
- ii. **Whereas**, the Applicant originally appeared before CB2, Man. in [August/2021](#) for their Restaurant Wine license to operate the all-day restaurant, there being no changes to the method of operation outside of the application to upgrade to full liquor and to open at 8 AM daily in order to serve breakfast, the Applicant owns a French bistro, Raoul’s (Lic. ID # 0340-22-106859), across the street that has been a popular SoHo institution since the 1970’s; and
- iii. **Whereas**, the hours of operation will be from 8 AM to 11 PM Saturdays through Sundays (7 days a week); there is no sidewalk or roadway café; music will remain quiet background only, there is no dancing, no DJ’s, no promoted events, no live music, no private parties, no scheduled performances or cover fees, no TVs, no velvet ropes or movable barriers or security; the Applicant has changed the façade so that the store front infill is now fixed with no operable doors or windows that open out to the sidewalk; and
- iv. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with CB2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the liquor license, with those stipulations being as follows:

1. Premises will be advertised and operated as family restaurant serving breakfast, lunch and dinner.
  2. The hours of operation will be 8:00 AM to 11:00 PM Saturdays through Sundays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
  3. Will operate a full-service restaurant, specifically a family restaurant serving breakfast, lunch and dinner focused on burgers, fountain sodas and shakes with the kitchen open and full menu items available until closing every night.
  4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  5. Will operate independently (staff and patrons) from their “sister” restaurant, Raoul’s (Lic. ID #0340-22-106859), located across the street at 180 Prince Street. Will not refer patrons back and forth between the two licensed premises.
  6. Will not operate a backyard garden or any outdoor area for commercial purposes.
  7. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
  8. Will not have televisions.
  9. Will close all doors and windows at 10PM every night with exception of pass-through window for slices to-go, allowing only for patron ingress and egress.
  10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  12. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
  13. Will not change any principals prior to submission of original application to NYSLA.
  14. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
  15. Will appear before CB2, Man. for change in method of operation/alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
- v. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the on-premises liquor license at this location, there being **81 active licensed premises** within 750 ft. and 8 pending licenses according to LAMP, CB2 being unaware of any complaints regarding the establishment since it opened, the agreed upon hours and stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends denial of the application for an on-premises restaurant liquor license for **179 Prince LLC dba Revelie Luncheonette 179 Prince St 10012 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.

**2. Tashca NYC LLC dba Tashca 151 Elizabeth St 10012 (OP–Restaurant) (Transfer)**

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a full-service restaurant celebrating the rich heritage of Portuguese “tascas” on the ground floor of a six (6)-story mixed-use building (ca. 1900) on Elizabeth Street between Kenmare and Broome Streets (Block #4795/Lot #31), the building falling within the Special Little Italy District; and
- ii. **Whereas**, the ground floor premises is approximately 1,027 sq. ft., with 650 sq. ft. on the ground floor and 377 sq. ft. in the cellar, the cellar being accessed via a sidewalk hatch and used for storage purposes only and not for patrons; there will be 8 tables and 24 seats and one (1) bar with 7 seats for a total seated occupancy of 31 persons, there one (1) entry serving as patron ingress and egress and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there is outdoor seating included either with this application or planned for the future; and
- iii. **Whereas**, the premises to be licensed has been licensed with an on-premises restaurant liquor license since approximately 2014 to the present under The Egg Shop LES LLC (Lic ID #0340-22-106541, exp 9/30/2026); **the instant application being an asset purchase with the method of operation remaining largely the same while serving a different type of food;** and
- iv. **Whereas**, the Applicant’s hours of operation will be 7 AM to 12 AM Sundays through Thursdays and 7 AM to 1 AM Fridays and Saturdays with the restaurant serving breakfast, lunch and dinner, initially opening for breakfast service at 10 AM; music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ’s or live music, no dancing, no promoted events, scheduled performances or cover fees and no security personnel or doormen; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the liquor license, with those stipulations being as follows:
  1. Will operate a full-service Portuguese restaurant serving breakfast, lunch and dinner celebrating the rich heritage of Portuguese “tascas” with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be from 7 AM to 12 AM Sundays through Thursdays and 7 AM to 1 AM Fridays and Saturdays with the restaurant initially opening for breakfast at 10 AM. All patrons will be cleared and no patrons will remain after stated closing time.

3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
  5. Will play recorded background music at conversational levels only so as not to cause a disturbance in any adjacent residences at any time.
  6. Will not have televisions.
  7. Will close all doors and windows at 9 PM every night, allowing only for patron ingress and egress.
  8. Will have not more than 12 private parties per year.
  9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
  10. Will not install or have French doors, operable windows or open facades.
  11. Will not make changes to the existing façade except to change signage or awning.
  12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
  15. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
  16. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
  17. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
  18. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **98 active licensed premises** within 750 ft. and 11 pending licenses according to LAMP, the agreed upon stipulations being reasonable, the premises having been previously licensed with the same method of operation, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for an On-Premises Restaurant Liquor License for **Tashca NYC LLC dba Tashca 151 Elizabeth St 10012**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” 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.

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

- 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 On-Premises Restaurant Liquor License (Lic. ID # 0340-23-137621) which has operated a full-service French restaurant and wine lounge since approximately late 2016 on the ground floor of a seven (7)-story mixed-use building on Centre Street between Grand and Broome Streets (Block #472/Lot #4); the building falling within NYC LPC’s designated SoHo-Cast Iron Historic District Extension and the Special SoHo-NoHo Mixed Use District, prior to 2016 the Applicant operated as a wine bar with a tavern wine license since 2013 at this location; and
- ii. **Whereas**, the corporate change is a change within the upper level with a new individual stockholder taking ownership of 90 shares of ownership of the LLC, that stockholder not appearing before CB2’s SLA Licensing Committee, the manager, who will retain 10 shares of ownership of the LLC appeared before the Committee, there being no change in method of operation; and
- iii. **Whereas**, the Applicant’s hours of operation will be from 10 AM to 1 AM Sundays, 11 AM to 1 AM Mondays through Wednesdays, 11 AM to 2 AM Thursdays and Fridays and 10 AM to 2 AM Saturdays with the restaurant serving brunch, lunch and dinner; music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ’s or live music, no dancing, no promoted events, scheduled performances or cover fees and no security personnel or doormen, there is no outdoor seating included with this application; and
- iv. **Whereas**, prior to the Covid-19 pandemic the premises had sidewalk seating consisting of 6 tables and 12 seats (2042125-DCA) with stipulated closing hours of 11 PM, the Applicant not having filed for sidewalk seating under NYC’s temporary outdoor dining program, nor did they file for the Dining Out NYC program before the August 3, 2024 deadline which permitted all those operating under a temporary license to continue to operate through the Dining Out NYC approval process, additionally they were unsure if they have yet filed for any outdoor seating under the Dining Out NYC program, there being no sidewalk seating for this location listed as being conditionally approved on the Dining Out NYC website as of the date of CB2’s October/2025 SLA Committee meeting; and
- v. **Whereas**, CB2 having received numerous complaints about the Applicant’s sidewalk seating during the pandemic and continuing to the time of CB2’s SLA Committee meeting, with seating located not only adjacent to the building but expanding onto the platform adjacent to the neighboring residential entry, adding approximately three (3) to four (4) two-top tables (8 seats) being placed on the curbside in the furnishing zone which was not permitted under the old DCWP program, the temporary program or the new Dining Out NYC program, the combined seating essentially taking over the entirety of the sidewalk, they have also

consistently had three (3) large speakers attached to the building above their entryway playing music on the exterior on a regular basis which is not permitted under the Dining Out NYC program; and

vi. **Whereas**, following CB2's SLA Committee meeting the Applicant has removed the unauthorized sidewalk seating and 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 liquor license, with those stipulations being as follows:

1. The premises will be advertised and operated as a full-service French restaurant and wine lounge serving brunch, lunch and dinner with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 10 AM to 1 AM Sundays, 11 AM to 1 AM Mondays through Wednesdays and 11 AM to 2 AM Thursdays and Fridays and 10 AM to 2 AM Saturdays.
3. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
4. Any future sidewalk seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 11 PM every day. No patrons will remain after stated closing hour. There will be no roadbed seating.
5. Only the service of beer and wine will be permitted and served in any future sidewalk café.
6. No exterior music, speakers or TVs.
7. Will play recorded background music at conversational levels only so as not to cause a disturbance in any adjacent residences at any time.
8. Will not have televisions.
9. Will close all doors and windows at 9 PM every night, allowing only for patron ingress and egress.
10. Will not have patron occupancy/service to any portion of the basement of licensed premises.
11. Will not install or have French doors, operable windows or open facades.
12. Will 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. The premises will not have dancing, DJ's, live music, promoted events, scheduled performances or any event where a cover fee is charged, velvet ropes or metal barricades, security personnel/doormen.
15. Will operate entire premises at all times using only one DBA name. There will be only one entrance for patrons. In keeping with the artisanal spirit and focus of current offerings, the Licensee will only serve "unadulterated" alcoholic spirits, for example as aperitifs or digestifs. The licensee agrees to not offer or serve mixed drinks or cocktails.
16. There will be no wait lines outside.
17. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed

to herein.

18. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the Corporate Change to the existing On-Premises Restaurant Liquor License for **Supernatural Wine Inc & Supernatural Wines NY LLC dba La Compagnie des Vins Surnaturels 247 249 Center 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.

**4. 1Tyger LLC dba Tyger-South Soho Bar, 1 Howard St 10013 (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID #0340-23-130790)**

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating consisting of 34 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant originally appeared before CB2’s SLA Committee in September/2025 and requested to lay the application over until October/2025 in order to demonstrate the ability to operate their sidewalk café 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, SOSO’s at 189-191 Centre Street, having significantly impeded the pedestrian clear path at this location since opening in Fall/2020; the Applicant has since brought the sidewalk seating at the location essentially into compliance; 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 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 12 tables and 34 seats on Centre Street between Howard and Canal Streets.
  3. Hours of operation for the Dining Out NYC sidewalk will be from 5 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 **1Tyger LLC dba Tyger/South Soho Bar**, 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. **1Tyger LLC dba SOSO's 189-191 Centre St 10013** (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Change in Method of Operation) (Lic. ID #0340-24-139216)
  - i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration and Change in Method of Operation 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 originally appeared before CB2's SLA Committee in September/2025 and requested to lay the application over until October/2025 in order to demonstrate the ability to operate their sidewalk café 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; and
  - iii. **Whereas**, following CB2's September/2025 SLA Committee meeting the Applicant has brought the sidewalk seating into compliance and 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 22 seats on Centre Street between Howard and Canal Streets.
3. Hours of operation for the Dining Out NYC sidewalk will be from 2 PM to 10 PM Saturdays and Sundays and 4 PM to 10 PM Mondays through Fridays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café 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 **1Tyger LLC dba SOSO's 189-191 Centre 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.

6. **Kiko NYC LLC dba Kiko 307 Spring St 10013** (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID #0340-24-132942)
  - 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 on an elevated platform consisting of 6 seats in total as part of the Dining Out NYC program to their licensed premises; and
  - ii. **Whereas**, the instant application is to add three (3) tables and six (6) seats on an elevated platform located adjacent to the building on Spring Street; and
  - iii. **Whereas**, the Dining Out NYC rules state that a sidewalk café shall be: *a) level with the sidewalk (see §5-11 Design Requirements (a)(2)(ii) Flooring)* and *b) be directly accessible to persons with physical disabilities (see §5-10 Operation and Management Requirements (h))*

*Accessibility*); the proposed sidewalk seating meeting neither of those requirements, the platform being raised approximately 8" (inches) from the sidewalk and lacking an ADA accessible ramp with no fencing, railing or lip on the edge posing a serious life safety risk as there is no way to prevent patrons from inadvertently having a chair slide off the edge or tripping off the side, the sidewalk seating is not ADA accessible as it is on a raised platform which does not have a built-in ramp; and

- iv. **Whereas**, there is an elevated part of the public sidewalk adjacent to the storefront where the Applicant intends to put the sidewalk seating in contradiction of the Dining Out NYC rules which state that a "sidewalk café should be level with the sidewalk. No platforms, flooring or other ground covering is permitted" (*see §5-11 Design Requirements (a)(2)(ii) Flooring*); the Applicant's Attorney stating that DOT considers the platform a continuing non-conforming use; the Dining Out NYC program being a new program requiring that the seating be ADA accessible, there being no ADA-compliant way to access the elevated part of the sidewalk without placing a ramp in the sidewalk clear path; it is additionally unclear if there is adequate turning radius on the platform for anyone needing ADA accessibility to maneuver in order to access the tables if they have used a temporary ramp to get onto the platform; the plans do not indicate any barrier and lip separating the elevated part of the sidewalk from the ground level portion of the sidewalk which presents a safety issue where patrons, or someone in a wheelchair should they be able to access the area from the interior storefront, can slip off the side; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of the alteration application to add sidewalk seating to the existing On-Premises Liquor License for **Kiko NYC LLC dba Kiko 307 Spring St 10013**; and

**THEREFORE BE IT FURTHER RESOLVED** that should this application be considered by the NYSLA, CB2, Man. respectfully requests that this item be calendared to appear before the Full Board of the NYSLA before any alteration permitting an expansion of the licensed premises to the sidewalk is issued to this Applicant.

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

7. **Mulberry Street Bar LLC dba Mulberry Street Bar 176½ Mulberry St 10013** (OP–Tavern) (Alteration: DONYC–Sidewalk) (Lic. ID #0370-23-127027)
  - i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating to their licensed premises consisting of 6 tables and 12 seats as part of the Dining Out NYC program; and
  - ii. **Whereas**, the proposed sidewalk café is two feet (2') wide which is less than thirty-six inches (36") and is therefore non-compliant with Dining Out NYC rules [§5-10 Operations and Management Requirements, \(h\) Accessibility](#) 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 with the 2010 ADA Standards for Accessible Design [§403.5.1 Clearances: Clear Width](#) which states: “*the clear width of walking surfaces shall be 36 inches (915 mm) minimum,*” the sidewalk café being only 24 inches wide and therefore does not meet the minimum clear width of a walking surface required by ADA Standards; if one were to remove the sidewalk café perimeter demarcation to grant wheelchair access into the sidewalk cafe, the perimeter demarcation would not be able to be put back in its proper location due to the wheelchair being wider than the 24" sidewalk café and therefore encroaching into the required pedestrian clear path; and

- iii. **Whereas**, this licensee has also applied for roadbed seating at the location, the Dining Out NYC rules stating “*a sidewalk cafe **AND** roadway cafe* (emphasis added)” must be directly accessible to persons with physical disabilities, the sidewalk café and roadway café being two separate and distinct applications to the Dining Out NYC program following separate revocable consent review processes with separate revocable consent agreements and separate licensing fees; sidewalk cafes operating year round and roadway cafes operating from April 1 through November 30 and not year round; under the “How to Operate” section of the Dining Out NYC website for roadway cafes it reads: “***Accessibility: The roadway cafe must be accessible to persons with disabilities and comply with applicable requirements of the Americans with Disabilities Act (ADA)...***” and under the “How to Operate” section of the Dining Out NYC website for sidewalk cafes it reads: “***Accessibility: The dining area must be accessible to persons with disabilities and comply with applicable requirements of the Americans with Disabilities Act (ADA)...***” both sections independently affirming the need for compliance with ADA in a roadway café and sidewalk café, the proposed sidewalk café of 24 inches (24") not in compliance with ADA guidelines; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the Alteration Application for Municipal Expansion to the sidewalk for **Mulberry Street Bar LLC dba Mulberry Street Bar 176½ Mulberry St 10013**; and

1. Hours of operation for the Dining Out NYC sidewalk will end no later than 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.
2. 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.
3. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
4. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
5. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
6. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.

7. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

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

**8. Caffè Vetro Inc dba Epistrophy 200 Mott St 10012 (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID # 0340-22-107090)**

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor **THEREFORE BE IT FURTHER RESOLVED** that should this application be considered by the NYSLA, CB2, Manhattan respectfully requests that the following stipulations be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows: Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating to their licensed premises consisting of 2 tables and 4 seats as part of the Dining Out NYC program; and
- ii. **Whereas**, the proposed sidewalk café is two feet (2') wide which is less than thirty-six inches (36") and is therefore non-compliant with Dining Out NYC rules [§5-10 Operations and Management Requirements, \(h\) Accessibility](#) 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 with the 2010 ADA Standards for Accessible Design [§403.5.1 Clearances: Clear Width](#) which states: *“the clear width of walking surfaces shall be 36 inches (915 mm) minimum,”* the sidewalk café being only 24 inches wide and therefore does not meet the minimum clear width of a walking surface required by ADA Standards; if one were to remove the sidewalk café perimeter demarcation to grant wheelchair access into the sidewalk cafe, the perimeter demarcation would not be able to be put back in its proper location due to the wheelchair being wider than the 24" sidewalk café and therefore encroaching into the required pedestrian clear path; and
- iii. **Whereas**, this licensee has also applied for roadbed seating at the location, the Dining Out NYC rules stating *“a sidewalk cafe **AND** roadway cafe (emphasis added)”* must be directly accessible to persons with physical disabilities, the sidewalk café and roadway café being two separate and distinct applications to the Dining Out NYC program following separate revocable consent review processes with separate revocable consent agreements and separate licensing fees; sidewalk cafes operating year round and roadway cafes operating from April 1 through November 30 and not year round; under the “How to Operate” section of the Dining Out NYC website for roadway cafes it reads: *“**Accessibility:** The roadway cafe must be accessible to persons with disabilities and comply with applicable requirements of the Americans with Disabilities Act (ADA)...”* and under the “How to Operate” section of the Dining Out NYC website for sidewalk cafes it reads: *“**Accessibility:** The dining area must be accessible to persons with disabilities and comply with applicable requirements of the Americans with Disabilities Act (ADA)...”* both sections independently affirming the need

for compliance with ADA in a roadway café and sidewalk café, the proposed sidewalk café of 24 inches (24") not in compliance with ADA guidelines; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the Alteration Application for Municipal Expansion to the sidewalk for **Caffe Vetro Inc dba Epistrophy 200 Mott St 10012**; and

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

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

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

**9. New Zoe 21 Inc dba Local 92 244 Mulberry St 10013** (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID #0340-21-118610)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating to their licensed premises consisting of 2 tables and 4 seats as part of the Dining Out NYC program; and
- ii. **Whereas**, the proposed sidewalk café is two feet (2') wide which is less than thirty-six inches (36") and is therefore non-compliant with Dining Out NYC rules [§5-10 Operations and Management Requirements, \(h\) Accessibility](#) 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 with the 2010 ADA Standards for Accessible Design [§403.5.1 Clearances: Clear Width](#) which states: “*the clear width of walking surfaces shall be*

36 inches (915 mm) minimum,” the sidewalk café being only 24 inches wide and therefore does not meet the minimum clear width of a walking surface required by ADA Standards; if one were to remove the sidewalk café perimeter demarcation to grant wheelchair access into the sidewalk cafe, the perimeter demarcation would not be able to be put back in its proper location due to the wheelchair being wider than the 24" sidewalk café and therefore encroaching into the required pedestrian clear path; and

- iii. **Whereas**, this licensee has also applied for roadbed seating at the location, the Dining Out NYC rules stating “*a sidewalk cafe **AND** roadway cafe* (emphasis added)” must be directly accessible to persons with physical disabilities, the sidewalk café and roadway café being two separate and distinct applications to the Dining Out NYC program following separate revocable consent review processes with separate revocable consent agreements and separate licensing fees; sidewalk cafes operating year round and roadway cafes operating from April 1 through November 30 and not year round; under the “How to Operate” section of the Dining Out NYC website for roadway cafes it reads: “**Accessibility:** *The roadway cafe must be accessible to persons with disabilities and comply with applicable requirements of the Americans with Disabilities Act (ADA)...*” and under the “How to Operate” section of the Dining Out NYC website for sidewalk cafes it reads: “**Accessibility:** *The dining area must be accessible to persons with disabilities and comply with applicable requirements of the Americans with Disabilities Act (ADA)...*” both sections independently affirming the need for compliance with ADA in a roadway café and sidewalk café, the proposed sidewalk café of 24 inches (24") not in compliance with ADA guidelines; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends denial of the Alteration Application for Municipal Expansion to the sidewalk for **New Zoe 21 Inc dba Local 92 244 Mulberry St 10013**; and

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

1. Hours of operation for the Dining Out NYC sidewalk will be end no later than 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.
2. 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.
3. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
4. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
5. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
6. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.



7. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

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

**10. TT & B Restaurant Inc dba La'Amore 171 Mulberry St 10013 (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID #0340-22-105097)**

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating to their licensed premises consisting of 2 tables and 4 seats as part of the Dining Out NYC program; and
- ii. **Whereas**, the proposed sidewalk café is two feet (2') wide which is less than thirty-six inches (36") and is therefore non-compliant with Dining Out NYC rules [§5-10 Operations and Management Requirements, \(h\) Accessibility](#) 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 with the 2010 ADA Standards for Accessible Design [§403.5.1 Clearances: Clear Width](#) which states: “*the clear width of walking surfaces shall be 36 inches (915 mm) minimum,*” the sidewalk café being only 24 inches wide and therefore does not meet the minimum clear width of a walking surface required by ADA Standards; if one were to remove the sidewalk café perimeter demarcation to grant wheelchair access into the sidewalk cafe, the perimeter demarcation would not be able to be put back in its proper location due to the wheelchair being wider than the 24" sidewalk café and therefore encroaching into the required pedestrian clear path; and
- iii. **Whereas**, this licensee has also applied for roadbed seating at the location, the Dining Out NYC rules stating “*a sidewalk cafe **AND** roadway cafe* (emphasis added)” must be directly accessible to persons with physical disabilities, the sidewalk café and roadway café being two separate and distinct applications to the Dining Out NYC program following separate revocable consent review processes with separate revocable consent agreements and separate licensing fees; sidewalk cafes operating year round and roadway cafes operating from April 1 through November 30 and not year round; under the “How to Operate” section of the Dining Out NYC website for roadway cafes it reads: “***Accessibility: The roadway cafe must be accessible to persons with disabilities and comply with applicable requirements of the Americans with Disabilities Act (ADA)...***” and under the “How to Operate” section of the Dining Out NYC website for sidewalk cafes it reads: “***Accessibility: The dining area must be accessible to persons with disabilities and comply with applicable requirements of the Americans with Disabilities Act (ADA)...***” both sections independently affirming the need for compliance with ADA in a roadway café and sidewalk café, the proposed sidewalk café of 24 inches (24") not in compliance with ADA guidelines; and



**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the Alteration Application for Municipal Expansion to the sidewalk for **TT & B Restaurant Inc dba La'Amore 171 Mulberry St 10013**; and

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

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

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

**11. Il Commendatore Restaurant Inc dba Casa Bella 127A Mulberry St 10013 (OP–Tavern)**  
(Alteration: DONYC–Sidewalk) (Lic. ID #0370-23-131563)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating to their licensed premises consisting of 10 tables and 20 seats as part of the Dining Out NYC program; and
- ii. **Whereas**, the proposed sidewalk café is two feet (2') wide which is less than thirty-six inches (36") and is therefore non-compliant with Dining Out NYC rules [§5-10 Operations and Management Requirements, \(h\) Accessibility](#) 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 with the 2010 ADA Standards for Accessible Design [§403.5.1 Clearances: Clear Width](#) which states: “the clear width of walking surfaces shall be 36 inches (915 mm) minimum,” the sidewalk café being only 24 inches wide and therefore does not meet the minimum clear width of a walking surface required by ADA Standards; if one were to remove the sidewalk café perimeter demarcation to grant wheelchair access into

the sidewalk cafe, the perimeter demarcation would not be able to be put back in its proper location due to the wheelchair being wider than the 24" sidewalk café and therefore encroaching into the required pedestrian clear path; and

- iii. **Whereas**, this licensee has also applied for roadbed seating at the location, the Dining Out NYC rules stating “a sidewalk cafe **AND** roadway cafe (emphasis added)” must be directly accessible to persons with physical disabilities, the sidewalk café and roadway café being two separate and distinct applications to the Dining Out NYC program following separate revocable consent review processes with separate revocable consent agreements and separate licensing fees; sidewalk cafes operating year round and roadway cafes operating from April 1 through November 30 and not year round; under the “How to Operate” section of the Dining Out NYC website for roadway cafes it reads: “**Accessibility:** *The roadway cafe must be accessible to persons with disabilities and comply with applicable requirements of the Americans with Disabilities Act (ADA)...*” and under the “How to Operate” section of the Dining Out NYC website for sidewalk cafes it reads: “**Accessibility:** *The dining area must be accessible to persons with disabilities and comply with applicable requirements of the Americans with Disabilities Act (ADA)...*” both sections independently affirming the need for compliance with ADA in a roadway café and sidewalk café, the proposed sidewalk café of 24 inches (24") not in compliance with ADA guidelines; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the Alteration Application for Municipal Expansion to the sidewalk for **Il Commendatore Restaurant Inc dba Casa Bella 127A Mulberry St 10013**; and

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

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

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

**12. Paesano Rest Corp dba Paesano of Mulberry Street 136 Mulberry St 10013 (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID # 0340-23-133092)**

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating to their licensed premises consisting of 2 tables and 4 seats as part of the Dining Out NYC program; and
- ii. **Whereas**, the proposed sidewalk café is two feet (2') wide which is less than thirty-six inches (36") and is therefore non-compliant with Dining Out NYC rules [§5-10 Operations and Management Requirements, \(h\) Accessibility](#) 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 with the 2010 ADA Standards for Accessible Design [§403.5.1 Clearances: Clear Width](#) which states: “*the clear width of walking surfaces shall be 36 inches (915 mm) minimum,*” the sidewalk café being only 24 inches wide and therefore does not meet the minimum clear width of a walking surface required by ADA Standards; if one were to remove the sidewalk café perimeter demarcation to grant wheelchair access into the sidewalk cafe, the perimeter demarcation would not be able to be put back in its proper location due to the wheelchair being wider than the 24" sidewalk café and therefore encroaching into the required pedestrian clear path; and
- iii. **Whereas**, this licensee has also applied for roadbed seating at the location, the Dining Out NYC rules stating “*a sidewalk cafe **AND** roadway cafe* (emphasis added)” must be directly accessible to persons with physical disabilities, the sidewalk café and roadway café being two separate and distinct applications to the Dining Out NYC program following separate revocable consent review processes with separate revocable consent agreements and separate licensing fees; sidewalk cafes operating year round and roadway cafes operating from April 1 through November 30 and not year round; under the “How to Operate” section of the Dining Out NYC website for roadway cafes it reads: “***Accessibility: The roadway cafe must be accessible to persons with disabilities and comply with applicable requirements of the Americans with Disabilities Act (ADA)...***” and under the “How to Operate” section of the Dining Out NYC website for sidewalk cafes it reads: “***Accessibility: The dining area must be accessible to persons with disabilities and comply with applicable requirements of the Americans with Disabilities Act (ADA)...***” both sections independently affirming the need for compliance with ADA in a roadway café and sidewalk café, the proposed sidewalk café of 24 inches (24") not in compliance with ADA guidelines; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the Alteration Application for Municipal Expansion to the sidewalk for **Il Commendatore Restaurant Inc dba Casa Bella 127A Mulberry St 10013**; and

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

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

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

**13. Caffè Silvestri Inc dba Caffè Napoli 130 Mulberry St 10013 (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID #0340-23-130205)**

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating to their licensed premises consisting of 11 tables and 22 seats as part of the Dining Out NYC program; and
- ii. **Whereas**, the proposed sidewalk café is two feet (2') wide which is less than thirty-six inches (36") and is therefore non-compliant with Dining Out NYC rules [§5-10 Operations and Management Requirements, \(h\) Accessibility](#) 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 with the 2010 ADA Standards for Accessible Design [§403.5.1 Clearances: Clear Width](#) which states: “*the clear width of walking surfaces shall be 36 inches (915 mm) minimum,*” the sidewalk café being only 24 inches wide and therefore does not meet the minimum clear width of a walking surface required by ADA Standards; if one were to remove the sidewalk café perimeter demarcation to grant wheelchair access into the sidewalk cafe, the perimeter demarcation would not be able to be put back in its proper location due to the wheelchair being wider than the 24" sidewalk café and therefore encroaching into the required pedestrian clear path; and

- iii. **Whereas**, this licensee has also applied for roadbed seating at the location, the Dining Out NYC rules stating “*a sidewalk cafe **AND** roadway cafe* (emphasis added)” must be directly accessible to persons with physical disabilities, the sidewalk café and roadway café being two separate and distinct applications to the Dining Out NYC program following separate revocable consent review processes with separate revocable consent agreements and separate licensing fees; sidewalk cafes operating year round and roadway cafes operating from April 1 through November 30 and not year round; under the “How to Operate” section of the Dining Out NYC website for roadway cafes it reads: “***Accessibility:** The roadway cafe must be accessible to persons with disabilities and comply with applicable requirements of the Americans with Disabilities Act (ADA)...*” and under the “How to Operate” section of the Dining Out NYC website for sidewalk cafes it reads: “***Accessibility:** The dining area must be accessible to persons with disabilities and comply with applicable requirements of the Americans with Disabilities Act (ADA)...*” both sections independently affirming the need for compliance with ADA in a roadway café and sidewalk café, the proposed sidewalk café of 24 inches (24") not in compliance with ADA guidelines; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends denial of the Alteration Application for Municipal Expansion to the sidewalk for **Caffe Silvestri Inc dba Caffe Napoli 130 Mulberry St 10013**; and

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

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

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

**14. ASC Inc dba La Nonna 134 Mulberry St 10013 (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID # 0340-21-119220)**

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating to their licensed premises consisting of 2 tables and 4 seats as part of the Dining Out NYC program; and
- ii. **Whereas**, the proposed sidewalk café is two feet (2') wide which is less than thirty-six inches (36") and is therefore non-compliant with Dining Out NYC rules [§5-10 Operations and Management Requirements, \(h\) Accessibility](#) 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 with the 2010 ADA Standards for Accessible Design [§403.5.1 Clearances: Clear Width](#) which states: “*the clear width of walking surfaces shall be 36 inches (915 mm) minimum,*” the sidewalk café being only 24 inches wide and therefore does not meet the minimum clear width of a walking surface required by ADA Standards; if one were to remove the sidewalk café perimeter demarcation to grant wheelchair access into the sidewalk cafe, the perimeter demarcation would not be able to be put back in its proper location due to the wheelchair being wider than the 24" sidewalk café and therefore encroaching into the required pedestrian clear path; and
- iii. **Whereas**, this licensee has also applied for roadbed seating at the location, the Dining Out NYC rules stating “*a sidewalk cafe **AND** roadway cafe* (emphasis added)” must be directly accessible to persons with physical disabilities, the sidewalk café and roadway café being two separate and distinct applications to the Dining Out NYC program following separate revocable consent review processes with separate revocable consent agreements and separate licensing fees; sidewalk cafes operating year round and roadway cafes operating from April 1 through November 30 and not year round; under the “How to Operate” section of the Dining Out NYC website for roadway cafes it reads: “***Accessibility: The roadway cafe must be accessible to persons with disabilities and comply with applicable requirements of the Americans with Disabilities Act (ADA)...***” and under the “How to Operate” section of the Dining Out NYC website for sidewalk cafes it reads: “***Accessibility: The dining area must be accessible to persons with disabilities and comply with applicable requirements of the Americans with Disabilities Act (ADA)...***” both sections independently affirming the need for compliance with ADA in a roadway café and sidewalk café, the proposed sidewalk café of 24 inches (24") not in compliance with ADA guidelines; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the Alteration Application for Municipal Expansion to the sidewalk for **ASC Inc dba La Nonna 134 Mulberry St 10013**; and

**THEREFORE BE IT FURTHER RESOLVED** that should this application be considered by the NYSLA, CB2, Manhattan respectfully requests that the following stipulations be attached and

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

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

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

**15. Zia Maria Little Italy Inc dba Zia Maria 138 Mulberry St 10013 (OP–Restaurant)**  
(Alteration: DONYC–Sidewalk) (Lic. ID #0340-22-113753)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating to their licensed premises consisting of 3 tables and 3 seats as part of the Dining Out NYC program; and
- ii. **Whereas**, the proposed sidewalk café is two feet (2') wide which is less than thirty-six inches (36") and is therefore non-compliant with Dining Out NYC rules [§5-10 Operations and Management Requirements, \(h\) Accessibility](#) 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 with the 2010 ADA Standards for Accessible Design [§403.5.1 Clearances: Clear Width](#) which states: *“the clear width of walking surfaces shall be 36 inches (915 mm) minimum,”* the sidewalk café being only 24 inches wide and therefore does not meet the minimum clear width of a walking surface required by ADA Standards; if one were to remove the sidewalk café perimeter demarcation to grant wheelchair access into the sidewalk cafe, the perimeter demarcation would not be able to be put back in its proper location due to the wheelchair being wider than the 24" sidewalk café and therefore encroaching into the required pedestrian clear path; and
- iii. **Whereas**, this licensee has also applied for roadbed seating at the location, the Dining Out NYC rules stating *“a sidewalk cafe **AND** roadway cafe (emphasis added)”* must be directly



accessible to persons with physical disabilities, the sidewalk café and roadway café being two separate and distinct applications to the Dining Out NYC program following separate revocable consent review processes with separate revocable consent agreements and separate licensing fees; sidewalk cafes operating year round and roadway cafes operating from April 1 through November 30 and not year round; under the “How to Operate” section of the Dining Out NYC website for roadway cafes it reads: “**Accessibility:** *The roadway cafe must be accessible to persons with disabilities and comply with applicable requirements of the Americans with Disabilities Act (ADA)...*” and under the “How to Operate” section of the Dining Out NYC website for sidewalk cafes it reads: “**Accessibility:** *The dining area must be accessible to persons with disabilities and comply with applicable requirements of the Americans with Disabilities Act (ADA)...*” both sections independently affirming the need for compliance with ADA in a roadway café and sidewalk café, the proposed sidewalk café of 24 inches (24") not in compliance with ADA guidelines; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the Alteration Application for Municipal Expansion to the sidewalk for **Zia Maria Little Italy Inc dba Zia Maria 138 Mulberry St 10013**; and

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

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

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



**16. B E F Restaurant Inc dba Casa D’Angelo NYC 146 Mulberry St 10013 (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID #0340-22-108423)**

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating to their licensed premises consisting of 1 table and 2 seats as part of the Dining Out NYC program; and
- ii. **Whereas**, the proposed sidewalk café is two feet (2') wide which is less than thirty-six inches (36") and is therefore non-compliant with Dining Out NYC rules [§5-10 Operations and Management Requirements, \(h\) Accessibility](#) 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 with the 2010 ADA Standards for Accessible Design [§403.5.1 Clearances: Clear Width](#) which states: “*the clear width of walking surfaces shall be 36 inches (915 mm) minimum,*” the sidewalk café being only 24 inches wide and therefore does not meet the minimum clear width of a walking surface required by ADA Standards; if one were to remove the sidewalk café perimeter demarcation to grant wheelchair access into the sidewalk cafe, the perimeter demarcation would not be able to be put back in its proper location due to the wheelchair being wider than the 24" sidewalk café and therefore encroaching into the required pedestrian clear path; and
- iii. **Whereas**, this licensee has also applied for roadbed seating at the location, the Dining Out NYC rules stating “*a sidewalk cafe **AND** roadway cafe* (emphasis added)” must be directly accessible to persons with physical disabilities, the sidewalk café and roadway café being two separate and distinct applications to the Dining Out NYC program following separate revocable consent review processes with separate revocable consent agreements and separate licensing fees; sidewalk cafes operating year round and roadway cafes operating from April 1 through November 30 and not year round; under the “How to Operate” section of the Dining Out NYC website for roadway cafes it reads: “**Accessibility:** *The roadway cafe must be accessible to persons with disabilities and comply with applicable requirements of the Americans with Disabilities Act (ADA)...*” and under the “How to Operate” section of the Dining Out NYC website for sidewalk cafes it reads: “**Accessibility:** *The dining area must be accessible to persons with disabilities and comply with applicable requirements of the Americans with Disabilities Act (ADA)...*” both sections independently affirming the need for compliance with ADA in a roadway café and sidewalk café, the proposed sidewalk café of 24 inches (24") not in compliance with ADA guidelines; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the Alteration Application for Municipal Expansion to the sidewalk for **B E F Restaurant Inc dba Casa D’Angelo NYC 146 Mulberry St 10013**; and

**THEREFORE BE IT FURTHER RESOLVED** that should this application be considered by the NYSLA, CB2, Manhattan respectfully requests that the following stipulations be attached and

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

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

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

**17. Banter Hospitality Group LLC dba Banter 169 Sullivan St 10012 (OP–Restaurant)**  
(Alteration: DONYC–Roadway) (Lic. ID #0340-23-129177) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating consisting of 12 seats as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their 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 6 tables and 12 seats in the roadway adjacent to the curb on Sullivan Street between West Houston and Bleecker Streets.

3. Hours of operation for the Dining Out NYC roadway seating will be from 10 AM to 5 PM Sundays and 8 AM to 5 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 **Banter Hospitality Group LLC dba Banter 169 Sullivan St 10012**, to add seating under the Dining Out NYC program unless the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

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

**18. Mprince Inc dba Momoya Soho 47 Prince St aka 259 Mulberry St 10012** (WBC–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID #0240-22-101452) (*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 6 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their 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 3 tables and 6 seats on Mulberry Street between Prince and East Houston Streets.

3. Hours of operation for the Dining Out NYC sidewalk will be from 12 PM to 10 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
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 Restaurant Wine License for **Mprince Inc dba Momoya Soho 47 Prince St aka 259 Mulberry 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.

**19. Raanana LLC dba Jack's Wife Freda 72 University Pl 10003 (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID #0340-23-127833) (*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 University Place between East 10<sup>th</sup> and East 11<sup>th</sup> Streets.

3. Hours of operation for the Dining Out NYC sidewalk will be from 8:30 AM to 10 PM Mondays through Saturdays and 10 AM to 10 PM Sundays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
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 **Raanana LLC dba Jack's Wife Freda 72 University PI 10003**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

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

**20. CGP Enterprises Inc dba Greek Taverna 95 University PI 10012** (WBC–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID #0240-21-122836) (*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 12 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their 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 6 tables and 12 seats on University Place between East 11<sup>th</sup> and East 12<sup>th</sup> Streets.

3. Hours of operation for the Dining Out NYC sidewalk will be from 11 AM to 10 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
4. All outdoor patrons will be seated 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 **CGP Enterprises Inc dba Greek Taverna 95 University Pl 10012**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 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:**

**21. Soho Grand Hotel Inc dba Soho Grand Hotel 310 W Broadway 10013 (OP–Hotel)**  
(Method of Operation)

**Whereas**, prior to this month’s Community Board 2, Manhattan’s SLA #1 Licensing Committee Meeting on October 7, 2025, the Applicant requested **to lay over** this application to November/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 **Soho Grand Hotel Inc dba Soho Grand Hotel 310 W Broadway 10013** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the

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

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

**22. 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 October 7, 2025, the Applicant requested to withdraw this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; 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 **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.

**23. Chipotle Mexican Grill of Colorado LLC dba Chipotle Mexican Grill #590 55 E 8th St (WBC–Restaurant Wine)**

**Whereas**, prior to this month’s Community Board 2, Manhattan’s SLA #1 Licensing Committee Meeting on October 7, 2025, the Applicant requested to lay over this application to November/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 **Chipotle Mexican Grill of Colorado LLC dba Chipotle Mexican Grill #590 55 E 8th 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.

**24. Chipotle Mexican Grill of Colorado LLC dba Chipotle Mexican Grill #1549 625 Broadway (WBC–Restaurant Wine)**

**Whereas**, prior to this month’s Community Board 2, Manhattan’s SLA #1 Licensing Committee Meeting on October 7, 2025, the Applicant requested to lay over this application to November/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 **Chipotle Mexican Grill of Colorado LLC dba Chipotle Mexican Grill #1549 625 Broadway** **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. 555 Broadway Location LLC 555 Broadway, 2nd floor 10012 (OP–Catering)**

**Whereas**, prior to this month's Community Board 2, Manhattan's SLA #1 Licensing Committee Meeting on October 7, 2025, the Applicant requested **to lay over** this application to November/2025 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that CB2, Man. strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **555 Broadway Location LLC 555 Broadway, 2nd floor 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

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

**26. Varith Inc 13 E 13th St 10003 (OP–Restaurant)**

**Whereas**, prior to this month's Community Board 2, Manhattan's SLA #1 Licensing Committee Meeting on October 7, 2025, the Applicant requested **to lay over** this application to November/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 **Varith Inc 13 E 13th St 10003** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant



back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

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

**27. Margherita Corporation dba Peps on Grand 197 Grand St, store A 10013 (OP–Restaurant) (Alteration: DONYC–Sidewalk)**

**Whereas**, prior to this month’s Community Board 2, Manhattan’s SLA #1 Licensing Committee Meeting on October 7, 2025, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; 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 **Margherita Corporation dba Peps on Grand 197 Grand St, store A 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.

**28. 142 W 10 St LLC dba Chacha’s 32 Spring St 10012 (OP–Tavern)**

**Whereas**, following this month’s Community Board 2, Manhattan’s SLA #1 Licensing Committee Meeting on October 7, 2025, the Applicant requested **to lay over** this application to November/2025 in order to perform further outreach to the local community 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 **142 W 10 St LLC dba Chacha’s 32 Spring 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.

**29. 16 Group Spring St. LLC 16 Spring St 10012 (OP–Tavern)**

**Whereas**, following this month’s Community Board 2, Manhattan’s SLA #1 Licensing Committee Meeting on October 7, 2025, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration

without returning to CB2 Manhattan should they decide to proceed at some time in the future; 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 **16 Group Spring St. LLC 16 Spring 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.

## **SLA 2 LICENSING**

### **1. Ad Hoc Collective LLC dba Ad Hoc 13 Christopher St 10014 (WBC–Tavern) (*previously unlicensed*)**

- i. Whereas,** the Applicant (two sisters) and Applicants' 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 continue to operate a café located in the basement of a three (3)-story mixed-use tenement-style building (c. 1920) on Christopher Street between Gay and Grove Streets (Block #610/Lot #66), the building falling within NYC LPC's designated Greenwich Village Historic District; and
- ii. Whereas,** the basement floor premises is roughly 400 sq. ft.; there will be 6 tables with 12 seats and one counter with five (5) seats for a total patron occupancy of 17 persons; there is one (1) entryway which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. Whereas,** the Applicant's proposed hours of operation will be Sundays through Thursdays from 9 AM to 10 PM and Fridays and Saturdays from 9 AM to 11 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 security/door men and not more than 12 private parties per year; 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, the Applicants have been operating a coffee shop and café since 2017 at the location without the service of alcohol and would now like to serve a light dinner menu and include wine and beer with their offerings; one of the Applicants of the instant application initially appeared before CB2's SLA Licensing Committee in September/2025 for the same application at which time she was not listed as a principal on the questionnaire submitted to CB2, saying that she will be managing the premises but that her sister was the principal, the principal was not in attendance at the meeting, there being questions as to who will be the

actual licensee and who will be running the premises on a daily basis, the Applicants having other licensed premises in CB2, Man. (Rosecrans Retail LLC Lic. ID #0524-25-00414 and West10West LLC, Lic. ID #0240-23-164923) where there has been a lack of transparency regarding who is the licensee and who is the manager and the interconnectedness of the individuals at those locations, there having been complaints about outdoor seating at the location of the instant application as well as the other licensed premises, the Applicant having had chairs on the sidewalk in front of the below-grade premises of the instant application without any permits as well as having A-frame/sandwich board signage near the tree, both of which impeded pedestrian passage on the narrow sidewalk on a continual basis; the lack of transparency regarding who to hold accountable for the daily operations at the premises raising concerns; in September/2025, the manager and the Attorney requesting to lay the application over to October/2025 in order to return this month to present an updated questionnaire properly reflecting the LLC members and their titles and to demonstrate that they can operate in a compliant manner with no seating or signage obstructing the sidewalk area; and

- vi. **Whereas**, 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), another member of the public also testified that they were in opposition to the application because it is a previously unlicensed location but also stated that they had been keeping the sidewalk cleared since the September/2025 CB2 SLA Committee meeting; and
- vii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Tavern Wine License, with those stipulations as follows:
  1. Will be advertised and operated as 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 **90 active licensed premises** and 19 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 **Ad Hoc Collective LLC dba Ad Hoc 13 Christopher St 10014**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the NYSLA Liquor License.

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

2. **Morandi L.P. dba Morandi 15 Charles St 10014** (OP–Restaurant) (Alteration: DOT Open Streets) (Lic. ID # 0340-23-133118)
  - 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 20 tables and 43 seats on Waverly Place between 7<sup>th</sup> Avenue So and Charles Street.
    2. Hours of operation for the NYC DOT Open Streets seating will be from 9 AM to 11 PM Saturdays and Sundays and 11 AM to 11 PM Mondays through Fridays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.

3. All outdoor patrons will be seated and 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 **Morandi L.P. dba Morandi 15 Charles St 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.

**3. Levanto LLC dba Levanto 1 Jane St 10014 (WBC–RW) *(previously unlicensed)***

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Committee #2 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate an elevated Italian trattoria in a six (6)-story residential building with ground floor retail (c. 1939) on the northwest corner of Jane Street and Greenwich Avenue (Block #616/Lot #27), this building falling within NYC LPC's designated Greenwich Village Historic District; and
- ii. **Whereas**, the ground floor premises is roughly 595 sq. ft.; there will be 13 tables with 28 seats and one (1) bar with not more than eight (8) seats, there is one (1) entry which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. **Whereas**, the hours of operation will be 12 PM to 11 PM Sundays through Thursdays and 12 PM to 12 AM Fridays and Saturdays, music will be recorded background music only, there will be no DJs, no promoted events, no live music or TVs, no sidewalk café or other outdoor areas for the service of alcohol; and

- iv. **Whereas**, the premises is previously unlicensed and had operated from 2019 to 2024 as Glosslab nail salon and prior to that had been a clothing store from approximately 2013 to 2016 and a coffee bar operating without a liquor license prior to that; and
- v. **Whereas**, the Applicant met with the Jane Street Block Association who sent a letter in support of the application citing the reasonable hours, the lack of any outdoor seating and that the bar will be a modest and appropriate size for the restaurant as an accessory to the restaurant with the overall concept aligning well with the character and scale of the neighborhood; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of their restaurant wine license and the stipulations are as follows:
  - 1. Premises will be advertised and operated as full-service Italian restaurant with the kitchen open and full menu items available until closing every night.
  - 2. The hours of operation will be 12 PM to 11 PM Sundays through Thursdays and 12 PM to 12 AM Fridays and Saturdays. No patrons will remain after stated closing time.
  - 3. The premise will not operate as a Sports Bar, Lounge or Tavern or allow any portion of premises to be operated in that manner.
  - 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
  - 5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
  - 6. Will not have televisions.
  - 7. Will have not more than 12 private parties per year.
  - 8. Will have not more than eight seats at the bar.
  - 9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  - 10. Will not install or have French doors, operable windows or open facades.
  - 11. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
  - 12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  - 13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  - 14. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
  - 15. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
  - 16. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
- vii. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **60 active licensed premises**

within 750 feet of the proposed premises to be licensed and 5 pending licenses 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 Restaurant Wine application for **Levanto LLC dba Levanto 1 Jane St 10014** **unless** the statements of the applicant as 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.

**4. Fifty Merchants LLC dba The Commerce Inn 50 Commerce St 10014 (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID # 0340-22-112446)**

- 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 6 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their liquor license in addition to any other existing stipulations, with those supplementary stipulations as follows:
  10. Will implement a text or QR-based digital line reservation/messaging system **in the immediate future** to avoid sidewalk queues at **ALL** of the applicant’s CB2-based existing establishments (Fifty Merchants LLC #0340-22-112446; JMWilliams LC #0340-22-104299; I Sodi LLC #0340-23-128671; Fiftyone Merchants LLC #0340-22-103159; Fiftytwo Merchants LLC #0370-24-126325; Officina 1397 LLC #0370-24-130839) and will include this function upon inception of any future CB2-based establishments to alert patrons of table availability.
  11. There will be no lines in the pedestrian clear path.
  12. There is no roadway seating included with this application.
  13. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 3 tables and 6 seats on Commerce Street between Hudson/Barrow Streets and Bedford Street.
  14. 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.
  15. 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.
  16. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.

17. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
18. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
19. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
20. 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 **Fifty Merchants LLC dba The Commerce Inn 50 Commerce 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.

**5. JM Williams LLC dba Buvette 42-44 Grove St 10014 (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID # 0340-22-104299)**

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating consisting of 4 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant currently has five (5) very popular restaurants within 1-½ blocks of each other on Grove Street and rounding the corner and onto 7<sup>th</sup> Avenue, Grove Street being primarily residential with ground floor retail, the combined applications for sidewalk and roadway seating made by this Applicant under the Dining Out NYC program within this 1-½ block area being for 130 seats in total where there had been approximately 56 seats prior to the Covid-19 pandemic, approximately 62 of these seats are along Grove Street where pre-pandemic there were about 30 seats, the additional 68 seats are located wrapping the corner of Grove Street continuing onto 7<sup>th</sup> Avenue South in two storefronts that are separated by a vacant store; and
- iii. **Whereas**, residents raising concerns that there are continuously lines on the sidewalk at all of the Applicant’s restaurants and that this has been a problem going back for years, the Applicant in the past saying that expanding one of the premises to the adjacent storefront would alleviate the lines which it did not, and that adding a new licensed premises at 92 7<sup>th</sup> Avenue South would also help to alleviate the lines, which it also did not, the issues with the lines being most-recently documented in that [December/2023](#) resolution; the Applicant being reluctant to add any text-based messaging service in the past to help with the lines, the community feeling it is unacceptable to continually have the sidewalks blocked due to the lines, the Applicant has also been operating at all of the locations without any perimeter demarcations for the sidewalk cafes in contradiction of the Dining Out NYC rules which all



operators were supposed to be following since November/2024, further exacerbating the crowding on the sidewalk with waitstaff serving from the clear path of the sidewalk; and

- iv. **Whereas**, following CB2's SLA Committee meeting this month the Applicant, hearing the concerns of the residents, has installed perimeter demarcations at all of their premises within CB2 to keep the activities of the sidewalk café operations contained within the sidewalk café and is in the process of implementing a text-based messaging service at all of their premises to curtail the lines, and has additionally agreed that there would be no lines in the clear path of the sidewalk; and
- v. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their 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. *(The licensee signed stipulations with CB2, Man. in June/2025 for 7 tables and 14 seats in the roadway on Grove Street.)*
  - 2. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 2 tables and 4 seats on Grove Street between Bleecker and Bedford Streets
  - 3. Will implement a text or QR-based digital line reservation/messaging system **in the immediate future** to avoid sidewalk queues at **ALL** of the applicant's CB2-based existing establishments (Fifty Merchants LLC #0340-22-112446; JMWilliams LC #0340-22-104299; I Sodi LLC #0340-23-128671; Fiftyone Merchants LLC #0340-22-103159; Fiftytwo Merchants LLC #0370-24-126325; Officina 1397 LLC #0370-24-130839) and will include this function upon inception of any future CB2-based establishments to alert patrons of table availability.
  - 4. There will be no lines in the pedestrian clear path.
  - 5. 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.
  - 6. 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.
  - 7. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
  - 8. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
  - 9. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
  - 10. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
  - 11. 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 **JM Williams LLC dba Buvette 42-44 Grove 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. I Sodi LLC 314 Bleecker St 10014 (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID #0340-23-128671)**

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating consisting of 8 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the Applicant currently has five (5) very popular restaurants within 1-½ blocks of each other on Grove Street and rounding the corner and onto 7<sup>th</sup> Avenue, Grove Street being primarily residential with ground floor retail, the combined applications for sidewalk and roadway seating made by this Applicant under the Dining Out NYC program within this 1-½ block area being for 130 seats in total where there had been approximately 56 seats prior to the Covid-19 pandemic, approximately 62 of these seats are along Grove Street where pre-pandemic there were about 30 seats, the additional 68 seats are located wrapping the corner of Grove Street continuing onto 7<sup>th</sup> Avenue South in two storefronts that are separated by a vacant store; and
- iii. Whereas,** residents raising concerns that there are continuously lines on the sidewalk at all of the Applicant’s restaurants and that this has been a problem going back for years, the Applicant in the past saying that expanding one of the premises to the adjacent storefront would alleviate the lines which it did not, and that adding a new licensed premises at 92 7<sup>th</sup> Avenue South would also help to alleviate the lines, which it also did not, the issues with the lines being most-recently documented in that [December/2023](#) resolution; the Applicant being reluctant to add any text-based messaging service in the past to help with the lines, the community feeling it is unacceptable to continually have the sidewalks blocked due to the lines, the Applicant has also been operating at all of the locations without any perimeter demarcations for the sidewalk cafes in contradiction of the Dining Out NYC rules which all operators were supposed to be following since November/2024, further exacerbating the crowding on the sidewalk with waitstaff serving from the clear path of the sidewalk; and
- iv. Whereas,** following CB2’s SLA Committee meeting this month the Applicant, hearing the concerns of the residents, has installed perimeter demarcations at all of their premises within CB2 to keep the activities of the sidewalk café operations contained within the sidewalk café and is in the process of implementing a text-based messaging service at all of their premises to curtail the lines, and has additionally agreed that there would be no lines in the clear path of the sidewalk; and

- v. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their 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 4 tables and 8 seats on Grove Street between Bleecker and Bedford Streets.
  3. Will implement a text or QR-based digital line reservation/messaging system **in the immediate future** to avoid sidewalk queues at **ALL** of the applicant's CB2-based existing establishments (Fifty Merchants LLC #0340-22-112446; JMWilliams LC #0340-22-104299; I Sodi LLC #0340-23-128671; Fiftyone Merchants LLC #0340-22-103159; Fiftytwo Merchants LLC #0370-24-126325; Officina 1397 LLC #0370-24-130839) and will include this function upon inception of any future CB2-based establishments to alert patrons of table availability.
  4. There will be no lines in the pedestrian clear path.
  5. 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.
  6. 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.
  7. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
  8. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
  9. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
  10. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
  11. 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 **I Sodi LLC 314 Bleecker 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. **Fiftyone Merchants LLC dba Via Carota 51 Grove St 10014** (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID #0340-22-103159)
- 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 currently has five (5) very popular restaurants within 1-½ blocks of each other on Grove Street and rounding the corner and onto 7<sup>th</sup> Avenue, Grove Street being primarily residential with ground floor retail, the combined applications for sidewalk and roadway seating made by this Applicant under the Dining Out NYC program within this 1-½ block area being for 130 seats in total where there had been approximately 56 seats prior to the Covid-19 pandemic, approximately 62 of these seats are along Grove Street where pre-pandemic there were about 30 seats, the additional 68 seats are located wrapping the corner of Grove Street continuing onto 7<sup>th</sup> Avenue South in two storefronts that are separated by a vacant store; and
  - iii. **Whereas**, residents raising concerns that there are continuously lines on the sidewalk at all of the Applicant’s restaurants and that this has been a problem going back for years, the Applicant in the past saying that expanding one of the premises to the adjacent storefront would alleviate the lines which it did not, and that adding a new licensed premises at 92 7<sup>th</sup> Avenue South would also help to alleviate the lines, which it also did not, the issues with the lines being most-recently documented in that [December/2023](#) resolution; the Applicant being reluctant to add any text-based messaging service in the past to help with the lines, the community feeling it is unacceptable to continually have the sidewalks blocked due to the lines, the Applicant has also been operating at all of the locations without any perimeter demarcations for the sidewalk cafes in contradiction of the Dining Out NYC rules which all operators were supposed to be following since November/2024, further exacerbating the crowding on the sidewalk with waitstaff serving from the clear path of the sidewalk; and
  - iv. **Whereas**, following CB2’s SLA Committee meeting this month the Applicant, hearing the concerns of the residents, has installed perimeter demarcations at all of their premises within CB2 to keep the activities of the sidewalk café operations contained within the sidewalk café and is in the process of implementing a text-based messaging service at all of their premises to curtail the lines, and has additionally agreed that there would be no lines in the clear path of the sidewalk; and
  - v. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their 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 Grove Street between Bleecker Street and 7<sup>th</sup> Avenue South.
3. Will implement a text or QR-based digital line reservation/messaging system **in the immediate future** to avoid sidewalk queues at **ALL** of the applicant's CB2-based existing establishments (Fifty Merchants LLC #0340-22-112446; JMWilliams LC #0340-22-104299; I Sodi LLC #0340-23-128671; Fiftyone Merchants LLC #0340-22-103159; Fiftytwo Merchants LLC #0370-24-126325; Officina 1397 LLC #0370-24-130839) and will include this function upon inception of any future CB2-based establishments to alert patrons of table availability.
4. There will be no lines in the pedestrian clear path.
5. Hours of operation for the Dining Out NYC sidewalk will be from 10 AM to 10 PM Sundays through Saturdays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
6. 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.
7. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
8. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
9. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
10. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
11. 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 **Fiftyone Merchants LLC dba Via Carota 51 Grove 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. **Fiftytwo Merchants LLC dba Pisellino 52 Grove St 10014** (OP–Tavern) (Alteration: DONYC–Sidewalk) (Lic. ID #0370-24-126325)
  - 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 50 seats in total as part of the Dining Out NYC program to their licensed premises; and

- ii. **Whereas**, the Applicant currently has five (5) very popular restaurants within 1-½ blocks of each other on Grove Street and rounding the corner and onto 7<sup>th</sup> Avenue, Grove Street being primarily residential with ground floor retail, the combined applications for sidewalk and roadway seating made by this Applicant under the Dining Out NYC program within this 1-½ block area being for 130 seats in total where there had been approximately 56 seats prior to the Covid-19 pandemic, approximately 62 of these seats are along Grove Street where pre-pandemic there were about 30 seats, the additional 68 seats are located wrapping the corner of Grove Street continuing onto 7<sup>th</sup> Avenue South in two storefronts that are separated by a vacant store; and
- iii. **Whereas**, residents raising concerns that there are continuously lines on the sidewalk at all of the Applicant's restaurants and that this has been a problem going back for years, the Applicant in the past saying that expanding one of the premises to the adjacent storefront would alleviate the lines which it did not, and that adding a new licensed premises at 92 7<sup>th</sup> Avenue South would also help to alleviate the lines, which it also did not, the issues with the lines being most-recently documented in that [December/2023](#) resolution; the Applicant being reluctant to add any text-based messaging service in the past to help with the lines, the community feeling it is unacceptable to continually have the sidewalks blocked due to the lines, the Applicant has also been operating at all of the locations without any perimeter demarcations for the sidewalk cafes in contradiction of the Dining Out NYC rules which all operators were supposed to be following since November/2024, further exacerbating the crowding on the sidewalk with waitstaff serving from the clear path of the sidewalk; and
- iv. **Whereas**, following CB2's SLA Committee meeting this month the Applicant, hearing the concerns of the residents, has installed perimeter demarcations at all of their premises within CB2 to keep the activities of the sidewalk café operations contained within the sidewalk café and is in the process of implementing a text-based messaging service at all of their premises to curtail the lines, and has additionally agreed that there would be no lines in the clear path of the sidewalk; and
- v. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their 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 7 tables and 14 seats on Grove Street between Bleecker Street and 7<sup>th</sup> Avenue South and 18 tables and 36 seats on 7<sup>th</sup> Avenue South between Grove and Barrow Streets.
  - 3. Will implement a text or QR-based digital line reservation/messaging system **in the immediate future** to avoid sidewalk queues at **ALL** of the applicant's CB2-based existing establishments (Fifty Merchants LLC #0340-22-112446; JMWilliams LC #0340-22-104299; I Sodi LLC #0340-23-128671; Fiftyone Merchants LLC #0340-22-

103159; Fiftytwo Merchants LLC #0370-24-126325; Officina 1397 LLC #0370-24-130839) and will include this function upon inception of any future CB2-based establishments to alert patrons of table availability.

4. There will be no lines in the pedestrian clear path.
5. Hours of operation for the Dining Out NYC sidewalk will be from 10 AM to 10 PM Sundays and 8 AM to 10 AM Mondays through Saturdays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
6. 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.
7. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
8. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
9. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
10. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
11. 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 **Fiftytwo Merchants LLC dba Pisellino 52 Grove 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.

9. **Officina 1397 LLC dba Bar Pisellino 92 7th Ave South 10014** (OP–Tavern) (Alteration: DONYC–Sidewalk) (Change in Method of Operation: add sidewalk seating) (Lic. ID #0370-24-130839)
  - i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration and Change in Method of Operation to the existing On-Premises Liquor License to add sidewalk café seating consisting of 32 seats in total as part of the Dining Out NYC program to their licensed premises; and
  - ii. **Whereas**, the Applicant currently has five (5) very popular restaurants within 1-½ blocks of each other on Grove Street and rounding the corner and onto 7<sup>th</sup> Avenue, Grove Street being primarily residential with ground floor retail, the combined applications for sidewalk and roadway seating made by this Applicant under the Dining Out NYC program within this 1-½ block area being for 130 seats in total where there had been approximately 56 seats prior to the Covid-19 pandemic, approximately 62 of these seats are along Grove Street where pre-

pandemic there were about 30 seats, the additional 68 seats are located wrapping the corner of Grove Street continuing onto 7<sup>th</sup> Avenue South in two storefronts that are separated by a vacant store; and

- iii. **Whereas**, residents raising concerns that there are continuously lines on the sidewalk at all of the Applicant's restaurants and that this has been a problem going back for years, the Applicant in the past saying that expanding one of the premises to the adjacent storefront would alleviate the lines which it did not, and that adding a new licensed premises at 92 7<sup>th</sup> Avenue South would also help to alleviate the lines, which it also did not, the issues with the lines being most-recently documented in that [December/2023](#) resolution; the Applicant being reluctant to add any text-based messaging service in the past to help with the lines, the community feeling it is unacceptable to continually have the sidewalks blocked due to the lines, the Applicant has also been operating at all of the locations without any perimeter demarcations for the sidewalk cafes in contradiction of the Dining Out NYC rules which all operators were supposed to be following since November/2024, further exacerbating the crowding on the sidewalk with waitstaff serving from the clear path of the sidewalk; and
- iv. **Whereas**, the Applicant originally appeared before CB2, Man. in [December/2023](#) for their liquor license application at this location and signed a stipulation agreement with CB2, Man. that they agreed would be incorporated into the method of operation of this liquor license, with one of those stipulations being that there would be no sidewalk or roadway seating at this location and that they would return to CB2 prior to submitting plans for any outdoor seating; the Applicant has been operating in derogation of those stipulations by having seating and serving alcohol on the sidewalk, the Applicant stating that they were unaware that they were not supposed to have sidewalk seating, yet their original application did not include any sidewalk seating which the stipulation agreement affirmed; the NYSLA having reached out to CB2, Man. for confirmation of the stipulation agreement as part of a disciplinary matter in September/2025; and
- v. **Whereas**, following CB2's SLA Committee meeting this month the Applicant, hearing the concerns of the residents, has installed perimeter demarcations at all of their premises within CB2 to keep the activities of the sidewalk café operations contained within the sidewalk café and is in the process of implementing a text-based messaging service at all of their premises to curtail the lines, and has additionally agreed that there would be no lines in the clear path of the sidewalk; and
- vi. **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 16 tables and 32 seats on 7<sup>th</sup> Avenue South between Grove and Barrow Streets.
3. Will implement a text or QR-based digital line reservation/messaging system **in the immediate future** to avoid sidewalk queues at **ALL** of the applicant's CB2-based existing establishments (Fifty Merchants LLC #0340-22-112446; JMWilliams LC #0340-22-104299; I Sodi LLC #0340-23-128671; Fiftyone Merchants LLC #0340-22-103159; Fiftytwo Merchants LLC #0370-24-126325; Officina 1397 LLC #0370-24-130839) and will include this function upon inception of any future CB2-based establishments to alert patrons of table availability.
4. There will be no lines in the pedestrian clear path.
5. Hours of operation for the Dining Out NYC sidewalk will be from 10 AM to 10 PM Sundays and 8 AM to 10 AM Mondays through Saturdays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
6. 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.
7. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
8. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
9. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
10. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
11. 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 **Officina 1397 LLC dba Bar Pisellino 92 7th Ave South 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.

**10. MJ Execution LLC dba Aperitivo by Carta 101 W 10th St 10011 (WBC–TW) (*previously unlicensed*)**

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Committee #2 to present an application to the NYS Liquor Authority for a Tavern Wine License to operate an all day café and evening spot for wine, beer and tapas in a three (3)-story residential building with ground floor retail (c. 1910) on 10<sup>th</sup> Street adjacent to the northwest corner of

10<sup>th</sup> Street and Avenue of the Americas (Block #606/Lot #73), this building falling within NYC LPC's designated Greenwich Village Historic District; and

- ii. **Whereas**, the ground floor premises is roughly 1,200 sq. ft. with 600 sq. ft. on the ground floor connected via an internal stairway to a 600 sq. ft. basement with no patron use of the basement; there will be three (3) tables with six (6) seats, three (3) bars with a total of 17 seats and one (1) ledge with six (6) high stools, there is one (1) entry which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. **Whereas**, the hours of operation will be 8 AM to 5 PM Sundays, 8 AM to 11 PM Mondays through Thursdays and 8 AM to 12 AM Fridays and Saturdays, there will be no DJs, no promoted events, no live music or TVs, no scheduled performances or outside promoters or any event where a cover fee is charged, there is no sidewalk café or other outdoor areas for the service of alcohol; and
- iv. **Whereas, the premises is previously unlicensed and was most recently an ice cream shop and prior to that was Bobalulu children's clothing store; and**
- v. **Whereas**, the Applicant has another licensed premises in CB2 (Carta Restaurant Services LLC dba Carta Wine Bar, Lic. ID # 0267-25-100468) which has been in operation for approximately a year with no known complaints, no one appeared or sent written testimony either in support or opposition to the instant application; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the "method of operation" of their Tavern Wine license and the stipulations are as follows:
  - 1. Premises will be advertised and operated as an all-day café serving coffee, pastries and lunch transitioning to an evening wine bar serving tapas with less than a full service kitchen but will serve the full food menu during all hours of operation.
  - 2. The hours of operation will be 8 AM to 5 PM Sundays, 8 AM to 11 PM Mondays through Thursdays and 8 AM to 12 AM Fridays and Saturdays. No patrons will remain after stated closing time.
  - 3. The premise will not operate as a Sports Bar, Lounge or Tavern or allow any portion of premises to be operated in that manner.
  - 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
  - 5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
  - 6. Will not have televisions.
  - 7. Will have not more than 12 private parties per year.
  - 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  - 9. Will not install or have French doors, operable windows or open facades.

10. Will not make changes to the existing façade except to change signage or.
  11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  12. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed to CB2, Manhattan prior to opening.
  13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  14. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
  15. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
  16. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
  17. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- vii. Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **56 active licensed premises** within 750 feet of the proposed premises to be licensed and 18 pending licenses 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 tavern wine application for **MJ Execution LLC dba Aperitivo by Carta 101 W 10th St 10011** **unless** the statements of the applicant as 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.

- 11. Realmuto 117 7th Avenue South LLC 117 7th Ave South 10014 (OP–Restaurant) (Class Change)**
- i. Whereas**, the Applicant 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 # 0240-24-129655) for an On-Premises Restaurant Liquor License to continue to operate a Gelateria and Italian Restaurant in a series of four ground floor storefronts located within a six-story, mixed use building (circa 1910) on Seventh Avenue South between West 10th and Christopher Streets in Greenwich Village, this building being located in NYC LPC’s designated Greenwich Village Historic District; and

- ii. **Whereas**, prior to the Applicant opening in the storefront premises in September/2024, the ground floor storefront premises was a previously unlicensed location operating as a full-service gourmet supermarket known as Gourmet Garage (2010–2018), the location being roughly 6100 sq. ft. (4600 sq. ft. ground floor and 1500 sq. ft. basement), the interior premise have a large kitchen and service areas to the rear for service to the restaurant and Gelateria, the front of house being approximately 1,410 sq. ft. with 26 interior tables with 52 interior seats, no stand up bars, for a total interior seating of 52 patrons, two patron bathrooms, the multiple storefronts in combination having multiple sets of operable doors that open up to the public sidewalk, the Applicant agreeing to close all those doors by 10 PM every night or if their air conditioning/heating systems are operating; and,
- iii. **Whereas**, the hours of operation are 8 AM to 11 PM Sundays to Thursdays and from 8 AM to 12 AM Fridays and Saturdays; music will be quiet background only; there are no DJ's, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; and
- iv. **Whereas**, when the Applicant initially appeared before CB2, Man. in [March/2023](#), there was opposition to the application due to the oversaturation of liquor licenses in the immediate area (at the time there being 85 active licensed premises within 750 feet of the premises according to LAMP), the Applicant having signed a stipulation agreement with CB2, Man. with the full board of CB2 unanimously recommending approval of the restaurant wine license; and
- v. **Whereas**, in November/2024, just two months after opening the licensed premises, the Applicant submitted a 30-day notice to CB2, Man. for a class change to their liquor license, requesting to lay the application over to December/2024, laying the application over again in December/2024 and withdrawing it in January/2024; the Applicant then submitted another 30-day notice to CB2, Man. for a class change to their liquor license in March/2025, requesting to lay the application over to April/2025 and then withdrawing it in April 2025; and
- vi. **Whereas**, in June/2025 the Applicant, who had been operating with sidewalk seating without any permits from NYC or the NYSLA, submitted a 30-day alteration notice to CB2, Man. to add sidewalk seating consisting of 44 seats to their licensed premises, the Applicant requested to lay that application over and it was heard by CB2's SLA Committee in [July/2025](#) at which time both the West Village Residents Association and other local residents spoke in favor of the application, despite the general over-saturation of licensed premises in the immediate area and the significant number of seats the Applicant was seeking to add on the sidewalk, citing that they were very appreciative that the Applicant was no longer pursuing the upgrade to a full liquor license at the location, and due to the license remaining as a restaurant wine license, they could support the sidewalk seating; and
- vii. **Whereas**, in September/2025, just two months after listening to residents support their sidewalk café application because they were no longer pursuing an upgrade to their liquor license, the Applicant again submitted a 30-day notice to CB2, Man. for a class change to their liquor license, once again requesting to lay the application over until this month at which

time the principal and manager appeared with their attorney before CB2's SLA Committee; and

- viii. Whereas,** the West Village Residents Association and some local residents not being in support of the application, calling into question the character of the Applicant whose manager listened to residents supporting the sidewalk application in July/2025 based on removal of the class change application yet that same manager and the principal have returned to CB2, Man. for the upgrade of the liquor license, the Applicant's attorney saying business decisions change all the time but with the Applicant having notified CB2, Man. of the class change starting in November/2024 and then withdrawing that application in April/2025 just two months prior to applying for the sidewalk seating in June/2025 makes it seem disingenuous that the class change application did not remain a consideration all along;
- ix. Whereas,** this application being subject to the 500 foot rule requiring the Applicant to demonstrate that the public interest would be served by adding another liquor license at this location, there being 100 active licensed premises within 750 feet of the subject premises, in addition to 19 pending licenses according to LAMP; the ability for the community to trust the Applicant's word being seriously called into question due to the lack of transparency with the local community about the desire to change the class of the liquor license, it being apparent that the business model was not working at this location and that simply changing the class of license would not necessarily make the business model work; with 100 active liquor licenses within 750 feet of the premises, the uniqueness and public interest of the instant application having to do with their gelato and dessert offerings which do not rely on alcohol as opposed to their restaurant offering, the ability to trust the word of the Applicant being compromised based on their various license applications since opening just a year ago; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends denial of the application for a On-Premises Restaurant Liquor License for **Realmuto 117 7th Avenue South LLC 117 7th Ave South 10014**; and

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

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

**12. Palermo LLC 2 Bank St aka 81 Greenwich Ave 10013 (OP–Restaurant) (Transfer)**

- i. Whereas,** the Applicant and their attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #2 to present an application to the Liquor Authority for a new On-Premises Liquor License to operate a full-service Argentinean restaurant within a ground floor storefront and ancillary basement level two floor footprint, within a six-story building (ca. 1926) located at the southwest corner of Greenwich Avenue and Bank Street (Block #614/Lot

#56), this building falling within NYC LPC's designated Greenwich Village Historic District; and

- ii. **Whereas**, the storefront premise has a large interior footprint on two floors, including a roughly 3,800 sq. ft. first floor, and another 1,800 sq. ft. in the basement, with approximately 30 tables with 98 patron seats and one bar with 12 seats on the ground floor and approximately 14 tables and 36 seats in the basement, there is one entrance used for patron ingress and egress at the corner of Bank Street and Greenwich Avenue and two emergency exits located on Bank Street, there are six patron bathrooms; and
- iii. **Whereas**, consistent with the prior licensees at this particular location, the Applicant intends to apply for an unenclosed sidewalk café, roughly 300 sq. ft. located immediately adjacent to the front facade on the Greenwich Avenue side of the licensed premise only, with no more than 14 exterior tables and 28 seats, there will be no other outdoor areas for the service of alcohol, including the roadbed; the front façade, windows and doors will remain fixed and not operable, as they currently are; and
- iv. **Whereas**, the storefront premise has been operating as a full service restaurant with an On-Premises license and sidewalk café by L'Antica Pizzeria da Michele NYC, LLC (Lic. ID #0340-22-1008009), this is a transfer application from L'Antica Pizzeria da Michele NYC, LLC to the Applicant, the team behind the instant application operates Don Julio restaurant in Buenos Aires described as the #1 restaurant in Argentina and one of the 10 best in the world; the method of operation will remain the same, the hours of operation are 11 AM to 1 AM Sundays through Thursdays and 11 AM to 2 AM Fridays and Saturdays, music will be quiet 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
- v. **Whereas**, the Applicants stated they spoke with the Waverly Bank Block Association, residents of the building and other residents on the block who all support the application, there were no members of the public appearing in either support or opposition to the application; concerns raised in the past were in relation to keeping the focus of operations away from Bank Street and onto Greenwich Avenue, the Applicants being aware of the residents' concerns, affirming that the doors on Bank street would be used for emergency egress only, that there would be no outside seating on Bank Street and that they would direct any for hire vehicles towards Greenwich Avenue; and
- vi. **Whereas**, the Applicant executed a stipulations agreement with CB2 Man. that they agreed would be attached and incorporated into their method of operation on their On Premise license and the stipulations are as follows:
  - 1. The licensed premise will be advertised and operated as a full-service "Argentinean restaurant focused on seasonal produce, craftsmanship and culture in an inviting Bistro-style environment" with full menu items available until closing every night.

2. The hours of operation will be 11 AM to 1 AM Sundays through Thursdays and 11 AM to 2 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
5. Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 11 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
6. There will be no roadbed seating on Greenwich Avenue or any outdoor seating on Bank Street now or in the future.
7. There will be no chairs, tables or furniture placed on sidewalk or platform on the Bank Street side of the premises.
8. The advertised address will be 81 Greenwich Ave and social media, websites and all listings will identify the entrance and address on Greenwich Avenue only, no social media or website will mention the Bank Street address.
9. 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.
10. Will have not more than 15 private parties per year.
11. Will not have televisions.
12. Will not install or have French doors, operable windows or open facades.
13. Will close all doors and windows at all times and except for patron ingress and egress.
14. All patron egress will be through existing main doorway located at the corner of Bank Street and Greenwich Avenue. The doors on Bank Street will be used for emergency egress only.
15. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
16. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
17. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
18. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
19. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen / security personnel.
20. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
21. Will appear before CB2 Manhattan prior to submitting any changes to any stipulation agreed to herein.
22. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

- 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 **48 active licensed premises** and 8 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 CB2, Manhattan recommends denial for a new On-Premises license to **Palermo LLC 2 Bank St aka 81 Greenwich Ave 10013** unless the statements of the applicant as 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” on the On Premise License in order to create public interest for the issuance of this liquor license.

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

**13. Carolwood Croft Soho LLC 210 6th Ave, unit 1F 10014 (OP–Restaurant) (Transfer)**

- i. **Whereas**, the Applicant and their attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the Liquor Authority for a new On-Premises Liquor License to operate a full-service neighborhood restaurant serving breakfast, lunch and dinner within the ground floor of a six (6)-story residential building with ground floor retail (c. 1928) on the northeast corner of 6<sup>th</sup> Avenue and Prince Streets (Block #519 / Lot #44), this building falling with NYC LPC’s designated Sullivan-Thompson Historic District; and
- ii. **Whereas**, the premises is roughly 3,500 sq. ft. with approximately 1,600 sq. ft. on the ground floor connected by a sidewalk hatch to an approximately 1,900 sq. ft. basement, the basement being used for storage purposes only with no patron use of the basement; there will be 17 tables with 42 seats and one (1) bar with 12 seats for a total seated patron occupancy of 64 persons and a legal occupancy of 74 persons; there is one (1) entryway used for both patron egress and ingress, one (1) additional emergency exit and two (2) bathrooms; the front façade has existing operable windows which will close by 9 PM Sundays through Thursdays and 10 PM Fridays and Saturdays, there will be sidewalk seating at the location; and
- iii. **Whereas**, the hours of operation will be Sundays through Saturdays from 9 AM to 12 AM; music will be background music 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 security / doormen and not more than 15 private parties per year; and
- iv. **Whereas**, the premises has previously been licensed under Prinkipas LLC dba Lola Taverna (Lic ID #0340-23-137082) since approximately late 2018/early 2019 with the same stipulated hours, music levels and interior and exterior seating, the prior licensee having operated in



derogation of their stipulation agreement, operating the sidewalk café later than the stipulated closing times, the sidewalk seating and related decorations completely taking over the sidewalk on Prince Street, additionally there was roadway seating on Prince Street with wait staff and patrons taking over the entirety of the sidewalk on Prince Street between 6<sup>th</sup> Avenue and MacDougal Street; and

- v. **Whereas**, the Applicant, being aware of the problematic history of the licensed premises and having met with local residents and residents of the building, proposing stipulations which align with their proposed method of operation as a neighborhood restaurant as opposed to a destination establishment and include reducing the hours of operation from 1 AM Thursday to Saturday to 12 AM 7 days a week (Sundays through Saturdays), closing the sidewalk café at 9 PM instead of 10 PM Sundays to Thursdays and opening earlier in the day in order to offer breakfast service; 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 full-service neighborhood restaurant serving breakfast, lunch and dinner with the kitchen open and menu items available until 30 minutes prior to closing every night.
  - 2. Hours of operation will be Sundays through Saturdays from 9 AM to 12 AM. All patrons will be cleared and no patrons will remain after stated closing time.
  - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  - 4. Will apply for sidewalk seating under the Dining Out NYC program consisting of not more than 3 tables and 12 seats on 6<sup>th</sup> Avenue, 12 tables and 24 seats on Prince Street and 5 tables and 11 seats on MacDougal Street.
  - 5. Any future sidewalk seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 9 PM Sundays through Thursdays and 11 PM Fridays and Saturdays. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
  - 6. Will not have any roadbed seating.
  - 7. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
  - 8. Will have not more than 15 private parties per year.
  - 9. Will not have televisions.
  - 10. Will close all doors and windows at 9 PM Sundays to Thursdays and 10 PM Fridays and Saturdays and anytime there is music played on the interior, allowing only for patron ingress and egress.
  - 11. Will not have patron occupancy/service to any portion of the basement of licensed premises.
  - 12. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.

13. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
  14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
  16. Will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged or any scheduled performances, 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 appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- vii. **Whereas**, 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 **75 active licensed premises** and 8 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 **Carolwood Croft Soho LLC 210 6th Ave, unit 1F 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.

**14. Super Rich NY Corp dba Chada 260 264 6th Ave 10014 (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID #0340-25-107896)**

- 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 48 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the

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

1. 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 24 tables and 48 seats on 6<sup>th</sup> Avenue between Bleecker and West Houston Streets.
3. Hours of operation for the Dining Out NYC sidewalk will be from 11:30 AM to 10 PM Sundays through Thursdays and 11:30 AM to 11 PM Fridays and Saturdays (*those closing hours aligning with the pre-pandemic closing hours of the prior licensee at the location and consistent with the adjacent licensed premise*). 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 **Super Rich NY Corp dba Chada 260 264 6th 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.

**15. Pyramid Effect LLC dba Fellini aka Tivoli & Fellini 176 7th Ave South 10014 (WBC–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID # 0240-23-139578)**

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing Tavern Wine License (Lic. ID #0240-23-139578) to add sidewalk café seating consisting of 32 seats in total as part of the Dining Out NYC program to their licensed premises; and

- ii. **Whereas**, this Applicant has exhibited a long-standing and on-going inability to abide by any rules – either NYC or NYS Liquor Authority – in regards to outdoor seating at any of his licensed premises in CB2, Man. going back prior to the pandemic.
- The Applicant’s previously licensed premises on 7<sup>th</sup> Avenue South (Super Noriega LLC, dba Baby Brasa, OP #1299007, 173 Seventh Avenue South) was padlocked by the NYC Department of Consumer Affairs on 9/6/2019 and 9/13/2019 for reasons outlined in CB2’s [November/2019](#) resolution to the NYC Department of Consumer Affairs which included operating an unpermitted sidewalk café. The premises was padlocked twice by the NYC DCA because the Applicant cut the first padlock off in order to operate the premises in direct violation of the padlock order.
  - The Applicant’s tavern wine liquor license application for Fellini Soho Corp. (Lic ID #NA-0267-23-145725120) at 120 Thompson Street was denied by the NYS Liquor Authority (NYSLA) at the October 30, 2024 NYSLA full board hearing based on the fitness and character of the Applicant due to his inability to follow the rules by illegally extending the service of alcohol to the exterior of his premises, which was operating under a temporary permit for service of alcohol to the interior of the premises only, and by constructing and utilizing roadbed seating without having applied to NYC under either the temporary outdoor dining program or the permanent Dining Out NYC program, the rules being clearly spelled out to the Applicant at the October 9, 2024 NYS Liquor Authority full board hearing, at which time the Applicant’s Attorney said that the service of alcohol to the exterior would stop immediately, yet the Applicant continued to serve alcohol in the roadbed for weeks, having his tavern wine license denied by the NYS Liquor Authority at their October 30, 2024 full board hearing.
  - The Applicant has continued to disregard the exact same Dining Out NYC and NYSLA rules at 176 7<sup>th</sup> Avenue South, the location of the instant application, by having unauthorized seating on the sidewalk and by extending the service of alcohol to the unlicensed sidewalk café, the sidewalk seating not included with the initial application to the NYSLA and not authorized by NYC until July/2025 – these being the exact same activities that caused the Applicant to be denied a tavern wine license at Fellini Soho Corp. with these activities occurring at the location of the instant application prior to and concurrent with the NYSLA full board meeting for the Fellini Soho Corp. application and continuing through October/2025 in a flagrant disregard for the guidance given by the NYS Liquor Authority.
  - Additionally, at the Applicant’s unlicensed location at 523 Amsterdam Avenue in Manhattan, the Applicant currently places seating in the furnishing zone/curbside area of the sidewalk which was never allowed under the pre-pandemic DCWP sidewalk café program, under the temporary Open Restaurants program or under the new permanent Dining Out NYC program. Once again, the Applicant demonstrating an inability to follow basic rules.
- iii. **Whereas**, there was significant objection and opposition to the original license application that this application seeks to alter when the application was initially presented to CB2, Man. in [October/2022](#) due to the character and fitness of the Applicant who has an extensive negative history within CB2, Man. including failure to operate previous outdoor areas

lawfully; CB2, Man. recommending denial of the original application in October/2022 and requested the NYSLA to calendar the item to appear before the Full Board of the NYSLA for final determination; the item was never calendared to appear before the Members of the Authority and the Restaurant Wine license was issued despite CB2's denial recommendation; that application was for the service of alcohol on the interior of the premises only—there was no outdoor seating included with that application; and

- iv. **Whereas**, since the submission of the original Restaurant Wine application at these premises, the Applicant was most recently before the Authority at the October 9, 2024 full board meeting and again at the October 30, 2024 full board meeting for Fellini Soho Corp. NA-0267-23-145725, 120 Thompson Street for a tavern wine license at that location which the Authority denied based on the fitness and character of the Applicant, the Applicant once again not able to abide by the basic rules of his temporary liquor license at that location (service to the interior premises only) or the rules of the Dining Out NYC program, the Applicant serving alcohol in the roadbed despite the temporary liquor license not including outdoor seating, the Applicant not applying to NYC DOT for any outdoor seating, and the Applicant being told by both his lawyer and the Authority at the October 9, 2024 full board hearing that outdoor seating at the location was not permitted and it would stop now, yet the Applicant/ Licensee continued to serve patrons in the roadbed until October 24, 2024 at the location at which time the non-permitted roadbed seating was removed; and
- v. **Whereas**, the rules of the Dining Out NYC program, and the transition into that program from the temporary Open Restaurants program are as follows:
- Anyone that was authorized under the temporary Open Restaurants program for outdoor seating/dining was permitted to have sidewalk seating until August 3, 2024.
    - The Applicant was not authorized for outdoor seating under the temporary Open Restaurants program.
  - Anyone that was authorized under the temporary Open Restaurants program and applied for participation in the permanent Dining Out NYC program by the August 3, 2024 deadline was able to continue to operate past the August 3, 2024 date.
    - The Applicant did not apply for participation in the Dining Out NYC program before the August 3, 2024 deadline, not applying for the program until December 30, 2024 which is NOT prior to the August 3, 2024 deadline that permitted participants of the temporary program (which the Applicant was not part of) to continue to operate past the August 3, 2024 deadline.
  - Anyone that has been either approved or conditionally approved by DOT for the Dining Out NYC program, regardless of when they applied to the program, is permitted to have sidewalk seating **once they have received afore-mentioned approval**.
    - The Applicant's Dining Out NYC application, which was submitted on 12/30/2024, was not conditionally approved by NYC DOT for participation in the Dining Out NYC program until July 3, 2025, rendering that July 3, 2025 date the day that any sidewalk seating was permitted at this location under NYC DOT's Dining Out NYC program, which is separate and distinct from the service of alcohol to the exterior seating.

- vi. **Whereas**, the Applicant did not include any exterior seating as part of their initial liquor license application to the NYSLA in September/2023 for the location of the instant application so any issuance of a liquor license, temporary or otherwise, and despite CB2, Man's objections, was only for the interior premises.
- **To summarize:** There being no seating under the temporary Open Restaurants program applied for at this location, outdoor seating under any Dining Out NYC program was not permitted at this location until the Applicant received conditional approval on July 3, 2025.
- vii. **Whereas**, the Applicant's Attorney appeared before CB2, Man. in [November/2024](#) for an alteration application to move the customer bar, that alteration having already occurred, CB2, Man. unanimously recommending denial of the application for reasons outlined in that resolution, including improper storage of alcohol, extending the service of alcohol to the unlicensed sidewalk area and the Applicant's inability to follow either NYSLA or NYC DOT rules, regulations and guidelines; and
- viii. **Whereas**, the Applicant has had seating on the sidewalk, which has included the service of alcohol to the unlicensed sidewalk, since at least August/2024 and continuing at least until the time of CB2' SLA Committee meeting on October 9, 2025 in violation of his liquor license; the same violation which occurred at Fellini Soho Corp. 120 Thompson Street; the sidewalk seating alone was not authorized at the location until July/2025, the Applicant having seating on the sidewalk without permits in 2024 and during the first half of 2025; the Applicant clearly continuing to lack the fitness and character to comply with either NYSLA or NYC DOT rules in regards to outdoor seating at this location; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application of the Alteration Application for Municipal Expansion for **Pyramid Effect LLC dba Fellini aka Tivoli & Fellini 176 7th Ave South 10014**; and

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

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

**16. Fellini Meatpacking Corp dba Fellini 420 W 14th St 10014 (WBC–TW) (*previously unlicensed*)**

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Committee #2 to present an application to the NYS Liquor Authority for a Tavern Wine License to operate an Italian pizzeria restaurant with an assortment of coffees and pastries in a six (6)-story commercial building (c. 1900) on West 14<sup>th</sup> Street between Washington Street and 9<sup>th</sup> Avenue (Block #646/Lot #30), this building falling within NYC LPC's designated Gansevoort Market Historic District; and

- ii. **Whereas**, the ground floor premises is roughly 750 sq. ft. with 450 sq. ft. on the ground floor connected via an internal stairway to a 100 sq. ft. mezzanine and 200 sq. ft. basement with no patron use of the mezzanine and patron use of the cellar being for bathroom access only, there will be no service to patrons in the basement; there will be five (5) tables with 15 seats and one (1) bar with 8 seats for a total seated patron occupancy of 23 persons and a legal occupancy of 74 persons; the Applicant intends to alter the fixed façade to install an operable service window opening up to the sidewalk, there is no sidewalk or roadbed seating included with the application and no immediate plans for such seating; and
- iii. **Whereas**, the hours of operation will be 8 AM to 10 PM Sundays through Thursdays and 8 AM to 11 PM Fridays and Saturdays, music will be background music only, there will be no DJs, no promoted events, no live music or TVs, no scheduled performances or outside promoters or any event where a cover fee is charged and no security; and
- iv. **Whereas, the premises is previously unlicensed and was most recently operated as a deli; and**
- v. **Whereas**, the Applicant currently operates two other premises within CB2, Man. (Pyramid Effect LLC dba Fellini aka Tivoli & Fellini 176 7th Ave South 10014 Lic. ID # 0240-23-139578 and Fellini Soho Corp. 120 Thompson St. Lic ID #NA-0267-23-145725120) and has exhibited a long-standing and on-going inability to abide by NYC DOT or NYS Liquor Authority rules:
- The Applicant's previously licensed premises on 7<sup>th</sup> Avenue South (Super Noriega LLC, dba Baby Brasa, OP #1299007, 173 Seventh Avenue South) was padlocked by the NYC Department of Consumer Affairs on 9/6/2019 and 9/13/2019 for reasons outlined in CB2's [November/2019](#) resolution to the NYC Department of Consumer Affairs which included operating an unpermitted sidewalk café. The premises was padlocked twice by the NYC DCA because the Applicant cut the first padlock off in order to operate the premises in direct violation of the padlock order.
  - The Applicant's tavern wine liquor license application for Fellini Soho Corp. (Lic ID #NA-0267-23-145725120) at 120 Thompson Street was denied by the NYS Liquor Authority (NYSLA) at the October 30, 2024 NYSLA full board hearing based on the fitness and character of the Applicant due to the Applicant's inability to follow the rules by illegally extending the service of alcohol to the exterior of his premises, which was operating under a temporary permit for service of alcohol to the interior of the premises only, and by constructing and utilizing roadbed seating without having applied to NYC DOT under either the temporary outdoor dining program or the permanent Dining Out NYC program, the rules being clearly spelled out to the Applicant at the October 9, 2024 NYS Liquor Authority full board hearing, at which time the Applicant's Attorney said that the service of alcohol to the exterior would stop immediately, yet the Applicant continued to serve alcohol in the roadbed for weeks; and
  - The Applicant has continued to disregard the exact same Dining Out NYC and NYSLA rules at Fellini on 176 7<sup>th</sup> Avenue South by having unauthorized seating on the sidewalk

(authorization by NYC DOT was received July/2025) and by extending the service of alcohol to the unlicensed sidewalk café, the sidewalk seating not included with the initial application to the NYSLA in 2023 and not authorized by NYC until July/2025 – these being the exact same activities that caused the Applicant to be denied a tavern wine license at Fellini Soho Corp. with these activities occurring at 176 7<sup>th</sup> Avenue prior to and concurrent with the NYSLA full board meeting for the Fellini Soho Corp. application and continuing through October/2025 in a flagrant disregard for the guidance given by the NYS Liquor Authority; and

- vi. **Whereas**, the Applicant has failed to demonstrate that he has the fitness and character to operate any of his licensed premises in a compliant manner and continues to disregard both NYC DOT and NYS Liquor Authority rules, regulations, and guidelines at the Applicant's other locations; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the Tavern Wine Liquor License for **Fellini Meatpacking Corp dba Fellini 420 W 14th St 10014**; and

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

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

**17. Vevamo Partners LLC dba Bar V 10-12 Morton St 10014 (WBC–RW) (Change in Method of Operation) (*appearance waived*)**

- i. **Whereas**, the Applicant submitted notice to Community Board 2, Manhattan of an application to the NYS Liquor Authority for a Change in Method of Operation to their existing Restaurant Wine License (Lic. ID # 0240-25-107598, exp. 3/31/2027) 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 storefront infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. **Whereas**, the Applicant first appeared before CB2, Man. for their restaurant wine license in in June/2024 with opening hours of 2 PM daily, the instant application being to open at 11 AM daily in order to add lunch service to their offerings; and



- iv. **Whereas**, the Applicant appeared before CB2, Man. in [August/2025](#) for both a class change of the liquor license and a change in method of operation to both open at 11 AM and extend their closing hours, at which time CB2, Man. recommended denial of the application; the Applicant again appeared before CB2, Man. in [September/2025](#) for reconsideration of the class change and method of operation change to open at 11 AM only, no longer extending the closing hours, at which time CB2, Man. again recommended denial of the application; and
- v. **Whereas**, as outlined in both the August/2025 and September/2025 resolutions the concerns with those applications were regarding the change in license class and the later extension of hours, the community was not opposed to the earlier operating hours and, in fact, welcomed them, the instant application being only for the Change in Method of Operation to open at 11 AM with no other changes in method of operation; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for Change in Method of Operation to the Restaurant Wine License in the name of **Vevamo Partners LLC dba Bar V 10-12 Morton St 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License.

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

**18. Banter West Village LLC dba Banter 643 Hudson St 10014 (OP–Restaurant) (Alteration: DONYC–Sidewalk, Roadway) (Lic. ID #0340-22-113013) (*appearance waived*)**

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add a sidewalk café and roadway seating consisting of 16 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
  - 1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 6 tables and 12 seats on Hudson Street between Gansevoort and Horatio Streets.
  - 2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 2 tables and 4 seats on Hudson Street between Gansevoort and Horatio Streets.
  - 3. Hours of operation for the Dining Out NYC sidewalk café and roadway seating will be from 10 AM to 5 PM Sundays and 8 AM to 5 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 and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
5. Will remove the bench seating in the tree pit located within the furnishing zone in front of the premises and will add no exterior seating aside from the Dining Out NYC sidewalk and roadway café seating.
6. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
7. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
8. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
9. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
10. 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 **Banter West Village LLC dba Banter 643 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.

**19. Bar Giacosa Corp dba Bar Pitti 268 Ave of the Americas 10014 (RW–Restaurant)**  
(Alteration: DONYC–Sidewalk) (Lic. ID #0240-21-122988)

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

1. 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 24 tables and 48 seats on 6<sup>th</sup> Avenue between Bleecker and West Houston Streets.
3. Hours of operation for the Dining Out NYC sidewalk will be from 12 AM to 10 PM Sundays through Thursdays and 12 AM to 11 PM Fridays and Saturdays, the premises having had seating under the old DCWP program. 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 **Bar Giacosa Corp dba Bar Pitti 268 Ave of the Americas 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.

**20. Bar Giacosa Corp dba Il Pittino 268 Ave of the Americas 10014 (RW–Restaurant)**  
(Alteration: DONYC–Sidewalk) (Lic. ID #0240-23-139730)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating consisting of 8 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
  1. 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 4 tables and 8 seats on 6<sup>th</sup> Avenue between Bleecker and West Houston 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.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of the application for the alteration to the existing Restaurant Wine License for **Bar Giacosa Corp dba Il Pittino 268 Ave of the Americas 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.

**21. 1 Perry LLC dba Roey's 1 Perry St 10014 (OP-Restaurant) (Alteration: DONYC-Sidewalk) (Lic. ID #0340-22-115534)**

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

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 at the southwest corner of Greenwich Avenue and Perry Streets.
3. Hours of operation for the Dining Out NYC sidewalk will be from 11 AM to 10 PM Saturdays and Sundays and 4 PM to 10 PM Mondays through Fridays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
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 Restaurant Liquor License for **1 Perry LLC dba Roey's 1 Perry St 10014** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 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:**

**22. NRK Cafe Inc dba Lelabar 422 Hudson St 10014 (WBC–Restaurant) (Alteration: Add Backyard)**

**Whereas**, prior to this month's CB2, Man. SLA #2 Licensing Committee Meeting on October 9, 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 **NRK Cafe Inc dba Lelabar 422 Hudson St 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the

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

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

**23. 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 October 9, 2025, the Applicant's Attorney requested **to lay over** this application to November/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.

**24. Ubani Bistro Inc dba Ubani Bistro 259 Bleecker 10014 (WBC-Restaurant) (DJ) (Live music) (DONYC-Sidewalk)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on October 9, 2025, the Applicant's Attorney requested **to lay over** this application to November/2025 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting; the Applicant appeared before CB2, Man. in [July/2025](#) for a Restaurant Wine License at which time CB2, Man. recommended denial of the application asking that the NYSLA to calendar the item to appear before the full board of the Authority before any license, temporary or otherwise, be issued to the Applicant; the Applicant having already filed the application with the NYS Liquor Authority which included changes from what was presented to CB2, Man., this notice and future appearance being to inform CB2, Man. of the changes that have been made to the application; 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 **Ubani Bistro Inc dba Ubani Bistro 259 Bleecker 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. Chipotle Mexican Grill of Colorado LLC dba Chipotle Mexican Grill #642 200 Varick St (WBC–RW) (previously unlicensed)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on October 9, 2025, the Applicant's Attorney requested **to lay over** this application to November/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 **Chipotle Mexican Grill of Colorado LLC dba Chipotle Mexican Grill #642 200 Varick 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.

**26. 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 October 9, 2025, the Applicant's Attorney requested **to lay over** this application to November/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.

**27. Treaty Holdings LLC 455 Hudson St 10014 (OP–Restaurant)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on October 9, 2025, the Applicant's Attorney requested **to lay over** this application to

November/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 **Treaty Holdings LLC 455 Hudson St 10014** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

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

**28. Sabor Argentino Corp dba Sabor Argentino 57 7th Ave South 10014 (WBC–Restaurant) (Corporate Change)**

**Whereas**, following this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on October 9, 2025, the Applicant requested to lay over this application to November/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 **Sabor Argentino Corp dba Sabor Argentino 57 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.

**29. Train Design LLC and The Third Man Management LP dba Pastis 54 56 Gansevoort St 10014 (OP–Restaurant) (Alteration: DONYC–Sidewalk, Roadway)**

**Whereas**, following this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on October 9, 2025, the Applicant's Attorney requested to lay over this application to November/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; the Applicant and their Attorney appeared before CB2 Man.'s SLA Committee and presented their alteration application to add both sidewalk and roadway seating to their licensed premises, the Applicant having had sidewalk seating at the location under the old DCWP program, the SLA Committee voting unanimously to recommend approval of the application; following the meeting, following the meeting the Applicant's Attorney notified CB2 that they were working with NYC DOT to see if they could add seats to the sidewalk while remaining in compliance with the Dining Out NYC



program and would return to CB2's SLA Licensing Committee meeting prior to any filings with the NYSLA; 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 **Treaty Holdings LLC 455 Hudson St 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

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

## **STREET ACTIVITIES**

### **1. \*10.14-10.16.25 – Armadillo Gaia Collection Launch (Sponsor: Invisible North), Crosby St. bet. Grand & Howard Sts. [SW & curb lane closure-E.]**

**Whereas**, the applicant is seeking a curb-lane closure for load-in / load-out in relation to a 3-day pop-up for luxury rug company Armadillo at 13-17 Crosby Street; and

**Whereas**, the applicant does not expect a queen line for the pop-up, given the niche nature of the brand and product being sold, and thus does not require a partial sidewalk closure for a queue / rope and stanchions; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of **Armadillo Gaia Collection Launch (Sponsor: Invisible North)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

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

### **2. \*10.14.25 – Rails Nolita Opening Event (Sponsor: Rails Retail 1 NY LLC), Elizabeth St. bet. E. Houston & Prince Sts. [partial Sw closure-E.]**

**Whereas**, the applicant, clothing store Rails, is seeking a partial sidewalk closure to support an activation on the sidewalk in conjunction with the opening of its new Men's store at 15 Prince Street, on the corner of Elizabeth and Prince Streets; and

**Whereas**, the activation on the sidewalk will be part of an invite-only event to the store taking place on the evening of Tuesday, October 14<sup>th</sup>, for which the applicant is expecting around 40-60 guests; and

**Whereas**, while the main component of the invite-only event is occurring in the store, the applicant is seeking to place rope and stanchions for a queue line, along with a table display, giveaways, and a DJ, on the sidewalk during the event; and

**Whereas**, while the applicant initially planned on running the queue line down Prince Street, it was noted by the SAR Committee that it would not be possible to maintain the requisite 5-foot pedestrian right-of-way, and the applicant agreed to move the queue onto Elizabeth Street; and

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

**Whereas**, the activation will not feature food or drink; and

**Whereas**, the SAR Committee noted the applicant's plan to include a DJ, and suggested that the applicant remove this component, which the applicant agreed to take under advisement but noted that the volume for the DJ would be kept at a low level; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval of Rails Nolita Opening Event (Sponsor: Rails Retail 1 NY LLC), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

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

**3. \*10.15-10.17.25 – Aime De Leon – Display Vehicles (Sponsor: IDEKO), Mulberry St. bet. Prince & Spring Sts. [curb lane only-E.]**

**Whereas**, the applicant, clothing store Aime Leon Dore, is seeking to hold a three-day curb lane activation in the east curb lane in front of its store at 224 Mulberry Street, between Prince and Spring Streets; and

**Whereas**, the activation will consist of three branded Porsche vehicles parked in the curb lane in front of the store from 11 AM – 7 PM for three days from Wednesday, October 15<sup>th</sup> through Friday, October 17<sup>th</sup>; and

**Whereas**, the applicant stated they were considering shortening the event by a day; and

**Whereas**, the applicant plans to have four security guards on site during the activation, as well as two porters to keep the sidewalk clear; and

**Whereas**, the applicant recognized that during past similar events, they had executed a full street closure, but stated that since the dining shed opposite the store has now been taken down, they do not believe a full street closure to be necessary; and

**Whereas**, there will be no amplified sound, food / beverage, or any other elements to the activation other than the parked cars; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of **Aime De Leon – Display Vehicles (Sponsor: IDEKO), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

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

**4. \*10.15-10.17.25 – Overland Entertainment – 21G – People Inc. (Sponsor: GSS Security Services, Inc.), Greene St. bet. Canal & Grand Sts. [curb lane only-W.]**

**Whereas**, the applicant is seeking a curb lane closure for an anticipated line to enter a Better Homes & Gardens-themed pop-up activation at 21 Greene Street; and

**Whereas**, the one-day pop-up will take place on Wednesday, October 15<sup>th</sup> from 9 AM to 6 PM; and

**Whereas**, guests will only be able to enter the pop-up during pre-booked sessions, all of which have already been fully pre-booked, with each session having a capacity of 100 people, and generally no walk-up capacity; and

**Whereas**, the applicant is seeking to close the west curb lane of Greene in front of 21 Greene for a queue line, which would leave the requisite 5-foot pedestrian right-of-way on the sidewalk; and

**Whereas**, there will be no food, beverages, or amplified sound on the sidewalk or in the curb lane outside of the pop-up; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of **Overland Entertainment – 21G – People Inc. (Sponsor: GSS Security Services, Inc.), provided that** the applicant conforms with all applicable laws, rules, regulations, and clearance requirements.

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

**5. \*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 is seeking a partial sidewalk closure to support a line with ropes and stanchions for a pop-up for home goods brand Houseplant, located at the Shopify pop-up store at 131 Greene Street; and

**Whereas**, the pop-up is expected to be open for three days, from Friday, October 17<sup>th</sup> through Sunday, October 19<sup>th</sup>, from 10 AM to 5 PM on the 13<sup>th</sup> and 11 AM to 6 PM each day; and

**Whereas**, the line with rope and stanchions will run north along the west sidewalk of Greene towards Houston Street; and

**Whereas**, the applicant is expecting around 300-500 guests per day; and

**Whereas**, the event will not feature celebrities, amplified sound, or food / beverages on the sidewalk; and

**Whereas**, the applicant was made aware of a past recent event at the Shopify pop-up space which resulted in a full street closure despite being presented as a curb lane closure, and they stated that they had not been associated with said event but would make sure that this event remained contained to a sidewalk closure and would not result in closing the street; now

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

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

**6. \*10.17.25 – Dew Away (Sponsor: RaeDawn Johnson), Broadway bet. Broome & Spring Sts. [partial SW closure-W]**

**Whereas**, the applicant, beauty brand Dew Away, is seeking to hold a sidewalk activation around 504 Broadway, between Broome and Spring Streets; and

**Whereas**, the activation is expected to consist of branded table and director's chair set up on the sidewalk, where attendees and passers-by can receive free samples of make-up remover; and

**Whereas**, the applicant will also be promoting a collaboration with nonprofit United for Her, to which a portion of online sales will be donated; and

**Whereas**, the activation will be live from 12 PM – 5 PM on Friday, October 17<sup>th</sup>; and

**Whereas**, the applicant does not expect a significant queue for the pop-up; and

**Whereas**, the event will feature amplified sound in the form of a small speaker (no DJ); and

**Whereas**, the event will not 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 Dew Away (Sponsor: RaeDawn Johnson), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

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

**7. \*10.19.25 – White Fox Matcha Cart at 513 Broadway (Sponsor: New York Food Truck Association), Broadway bet. Broome & Spring Sts. [curb lane only-W]**

**Whereas**, the applicant, representing online fashion retailer White Fox, is seeking to hold a 1-day curb lane activation on Sunday, October 19<sup>th</sup>, in the west curb lane at 513 Broadway, between Broome and Spring Streets; and

**Whereas**, the activation will consist of a branded food truck parked in the curb lane giving out free branded sweatshirts and iced matchas to attendees; and

**Whereas**, the activation will be live from 10 AM to 4 PM on Sunday, October 19<sup>th</sup>; and

**Whereas**, the activation will not include amplified sound; and

**Whereas**, the applicant has 1,000 sweatshirts and 500 matchas to give away to attendees; and

**Whereas**, rope and stanchions will be used for line management; and

**Whereas**, one security guards will be onsite along with brand managers to assist with line management and sanitation; and

**Whereas**, all trash will be removed by the applicant and brought to a facility offsite; and

**Whereas**, at the SAR Committee's suggestion, the applicant agreed to run the line north along Broadway; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of **White Fox Matcha Cart at 513 Broadway (Sponsor: New York Food Truck Association)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

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

**8. \*10.19.25 – Topps @ Washington Square Park (Sponsor: BeCore Inc.), 5th Ave. bet. Washington Sq. No. & E. 8th St. [curb lane only-W.-Near 1 5th Ave.]**

**9. \*10.19.25 – Topps The Cage 6th Ave. (Sponsor: BeCore Inc.), 6th Ave. bet. W. 3rd & W. 4th Sts. [curb lane only-E.]**

**10. \*10.20.25 – Topps @ Bleeker Trading (Sponsor: BeCore Inc.), Christopher bet. Bedford & Bleecker Sts. [curb lane only-E.]**

**Whereas**, the applicant, representing sports card brand Topps, is seeking multiple curb lane closures for branded truck activations, with three of these activations located within CB2 on Saturday, October 18<sup>th</sup>; Sunday, October 19<sup>th</sup>; and Monday, October 20<sup>th</sup>; and

**Whereas**, the activation is expected to consist of a branded food-truck style truck placed in the curb lane, with attendees encouraged to come up to the truck to answer trivia questions and receive free giveaways; and

**Whereas**, the applicant intends to give away up to 200 branded drawstring bags per day, and attendees do not need to correctly answer the trivia question to receive a bag; and

**Whereas**, while the applicant is not expecting queues for its pop-ups, it will bring rope and stanchions in the truck to each site in case they are needed; and

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

**Whereas**, the first location will be on Saturday, October 18<sup>th</sup>, at 272 6<sup>th</sup> Ave (west curb lane of 6<sup>th</sup> Ave) between Houston and Bleecker Streets from 4:30 to 7:30 PM; and

**Whereas**, the second location will be on Sunday, October 19<sup>th</sup>, in the vicinity of 1 Fifth Avenue between 8<sup>th</sup> Street and Washington Square North from 4:30 to 7:30 PM; and

**Whereas**, upon the SAR committee pointing out that this area is a no-standing zone, the applicant agreed to move the event to either the west side of 5<sup>th</sup> Avenue or to Washington Square North; and

**Whereas**, the third location will be on Monday, October 20<sup>th</sup>, in the vicinity of 96 Christopher Street, between Bleecker and Bedford Streets, from 10 AM - 2 PM; and

**Whereas**, the applicant, upon being told of the near-constant line running from l'Industrie Pizza along the south sidewalk of Christopher, the applicant agreed to move the truck around the corner onto Bleecker street; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval of Topps @ Washington Square Park, Topps The Cage 6th Ave., and Topps @ Bleeker Trading provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

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

**11. \*10.21.25 – AMEX Sigma (Sponsor: Event Permits LLC), W. Broadway bet. Prince & W. Houston Sts. [curb lane only-E.]**

**Whereas**, the applicant, representing card company American Express, is seeking a one-day curb-lane activation in the east curb lane of Broadway between Prince and Houston Streets; and

**Whereas**, the activation will consist of a large 8-foot statue / replica of an Amex card, placed in the curb lane from 8 AM to 6 PM on Tuesday, October 21<sup>st</sup>; and

**Whereas**, attendees will be able to scan a QR code to read more about the card, as well as receive a giveaway of an iphone case; and

**Whereas**, the activation will not feature food & drink, amplified sound, or celebrities; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of **AMEX Sigma (Sponsor: Event Permits LLC)**, **provided that** the applicant conforms with all applicable laws, rules, regulations, and clearance requirements.

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

**12. \*10.22-10.26.25 – SONSIE Skin Care Brand at 131 Greene St. (Sponsor: Parti LLC), Greene St. bet. Prince & W. 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 pop-up for skincare brand SONSIE, located at the Shopify pop-up store at 131 Greene Street; and

**Whereas**, the pop-up is expected to be open for two days, on Saturday, October 25<sup>th</sup> and Sunday, October 26<sup>th</sup>, from 11 AM to 7 PM each day; and

**Whereas**, the applicant has set up an RSVP and timed entry system and hopes not to have a line form, but should a queue form, rope and stanchions will be used on the sidewalk in front of the store; and

**Whereas**, the applicant will employ in-house Shopify security for line management as needed; and

**Whereas**, the pop-up may include a brief, RSVP-only “talent” appearance, not during the normal pop-up hours, which is not being pre-advertised; and

**Whereas**, the event will not feature amplified sound or food / beverages on the sidewalk; and

**Whereas**, the applicant has also applied for curb lane closures on October 22-26<sup>th</sup> in order to facilitate production parking, load-in and load-out; and

**Whereas**, the applicant was made aware of a past recent event at the Shopify pop-up space which resulted in a full street closure despite being presented as a curb lane closure, and they stated that they had not been associated with said event but would make sure that this event remained contained to a sidewalk closure and would not result in closing the street; now

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

**Therefore Be It Further Resolved** that should there be any decision for this event to be shifted to a full street closure, the applicant and SAPO should notify CB2 immediately so that the community can be notified ahead of the event.



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

**13. \*10.25-10.26-25 – Monos (Sponsor: Monos), Mercer St. bet. Prince & Spring Sts. [partial SW closure-E.]**

**Whereas**, the applicant, Canadian luggage brand Monos, is seeking a partial sidewalk and curb lane closure to support an activation in conjunction with the opening of its first US store at 120 Mercer Street; and

**Whereas**, the activation will take place on Saturday, October 25<sup>th</sup> and Sunday, October 26<sup>th</sup>, from 10 AM through 7 PM each day; and

**Whereas**, the curb lane portion of the activation will consist of three branded Brooklyn Coach Works Land Rover Defenders parked in front of the store; and

**Whereas**, the sidewalk portion of the activation will consist of a rolling sidewalk cart serving free cans of cold brew and Monos post cards to attendees, alongside an A-Frame sign; and

**Whereas**, the applicant plans to give away 1,000 servings of cold brew; and

**Whereas**, the event will be supported by 3 brand ambassadors and 2 security guards; and

**Whereas**, the activation will not include any amplified sound or celebrities; and

**Whereas**, the applicant plans to use rope and stanchions for line management, but also agreed to use the curb lane with barriers for the queue line if necessary to maintain the required 5-foot pedestrian right of way; and

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

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

**14. \*10.25-10.26.25 – Parlux-Eilish Fragrance at 570 Broadway – NYFTA (Sponsor: New York Food Truck Association), Broadway bet. E. Houston & Prince Sts. [SW & curb lane closure-W.]**

**Whereas**, the applicant, representing Billie Eilish's fragrance brand, is seeking to hold a 2-day sidewalk activation on Saturday, October 25<sup>th</sup> and Sunday, October 26<sup>th</sup>, on the west sidewalk at 570 Broadway, between Houston and Prince Streets; and

**Whereas**, the activation will consist of a branded "tuk tuk" on the sidewalk giving away 300 pre-packaged mini fragrance samples each day; and



**Whereas**, the activation will be live from 12 PM to 6 PM each day; and

**Whereas**, the activation will not include amplified sound; and

**Whereas**, rope and stanchions will be used for line management, with the line running north towards Houston Street; and

**Whereas**, the event will not feature Billie Eilish or any celebrities in attendance; and

**Whereas**, brand ambassadors will be on site to assist with line management; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of **Parlux-Eilish Fragrance at 570 Broadway – NYFTA (Sponsor: New York Food Truck Association)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

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

**15. \*10.30.25 – BOJ Coffee Cart Activation – SoHo (Sponsor: Mother Sauce Creative LLC), Broadway bet. Prince & Spring Sts. [curb lane only-]**

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

**Whereas**, the proposed event appears to be on a block that is currently embargoed by SAPO; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **denial** of **BOJ Coffee Cart Activation – SoHo (Sponsor: Mother Sauce Creative LLC)**.

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

**16. \*10.31.25 – Halloween Pickleball Hangout (Sponsor: Mauricio Mata), Gay St. bet. Christopher St. & Waverly 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; and

**Whereas**, the event conflicts with the annual Greenwich Village Halloween parade; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **denial** of **Halloween Pickleball Hangout (Sponsor: Mauricio Mata)**.

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

**17. \*11.1.25 – BOJ Matcha Cart Activation – Union Square (Sponsor: Mother Sauce Creative LLC), E. 14th St. bet. Broadway & University Pl. [curb lane only-So.]**

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

**Therefore Be It Resolved** that CB2 Manhattan recommends **denial** of **BOJ Matcha Cart Activation – Union Square (Sponsor: Mother Sauce Creative LLC)**.

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

**18. \*11.1.25 – Robin Hood Foundation-Carbone NYC Marathon Event (Sponsor: Robin Hood Foundation), Jersey St. bet. Lafayette & Mulberry Sts. [full street closure]**

**Whereas**, the applicant, the nonprofit Robin Hood Foundation, working in collaboration with restaurant Carbone, is seeking a full street closure for an outdoor street event on Sunday, November 1<sup>st</sup> in conjunction with the New York City Marathon; and

**Whereas**, the event is scheduled to take place on Sunday, November 1<sup>st</sup>, with the street closed for setup beginning at 10 AM, the event itself running from 5 PM to 8 PM, and breakdown complete by 10 PM; and

**Whereas**, the planned location for the event is on Jersey Street between Lafayette and Mulberry Streets; and

**Whereas**, the event will consist of several food booths serving food to attendees, a DJ stand with amplified sound, and a bar serving canned beer and wine; and

**Whereas**, the applicant intends to apply for a temporary SLA license for the planned service of canned beer and wine; and

**Whereas**, the event will feature amplified sound in the form of a DJ, which is intended to be played at a moderate level; and

**Whereas**, NYPD-style barricades will be placed on both ends of the street, with security staff checking the IDs of attendees at the entrance; and

**Whereas**, three licensed NYS security guards will be on site from 4 PM to 10 PM; and

**Whereas**, no more than 199 attendees will be allowed on the block at any given time; and

**Whereas**, the event is targeted towards marathon runners and will include an online signup, however, it will also be open to the public, with rope and stanchions available for line management if needed; and

**Whereas**, the block in question features a very narrow, alley-like street, and in this case, the entire width of the street is less than 15 feet, making the requisite 15-foot emergency lane impossible for this event; and

**Whereas**, the SAR committee was uncertain as to how SAPO & FDNY treat the 15-foot requirement when events are held on streets that are themselves not 15 feet wide; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of **Parlux-Eilish Fragrance at 570 Broadway – NYFTA (Sponsor: New York Food Truck Association)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements **and further provided that** FDNY and SAPO permit a smaller than 15 foot emergency lane on streets that are less than 15 feet in width.

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

**19. \*11.10-11.16.25 – Zepbound Pop-Up Event (Sponsor: Preferred Security and investigations Inc.), Crosby St. bet. Grand & Howard 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 **Zepbound Pop-Up Event (Sponsor: Preferred Security and investigations Inc.)**.

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

#### **FYI / RENEWALS**

**20. 10.20.25 – Movies on the Cobbles No. 10 (Sponsor: Meatpacking District), W. 12th/13th Sts. Gansevoort Pedestrian Plaza**

**21. 12.1.25-1.16.26 – MDMA Holiday Lights 2025 (Sponsor: Meatpacking District Management Association), 1) W. 12th/13th Sts. Gansevoort Pedestrian Plaza, 2) W. 13th/W. 14th Sts. Gansevoort Pedestrian Plaza**

**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:** 32 Board Members in favor, 1 recusal (D. Raftery – Voting member of Meatpacking BID).

## REPORTS WITHOUT RESOLUTIONS

### LAND USE

**Discussion of District Needs Statement and Budget Priorities for inclusion in FY 2027 City Budget.**

#### **FY27 Capital and Expense Budget Priorities Land Use Capital Budget Priorities**

##### **Capital budget Priority 1 (Land Use)**

Affordable Housing – 2 Howard Street

Allocate sufficient funds for the City to pursue and acquire ownership of 2 Howard Street from the federal government for the development of 100% permanently affordable housing, with the Department of Housing Preservation & Development to fund the 100% permanently affordable housing once the site is transferred to City ownership.

This underused, federally-owned parking garage would make an ideal location for affordable housing. CB2 is a strong supporter of affordable housing and believes money allocated to purchase this property and to develop affordable housing on the site would constitute a significant benefit to our District and our City. CB2 calls on the Mayor's Office to work with the federal government and all federal elected officials to transfer ownership of 2 Howard Street to NYC HPD for development of 100% permanently affordable housing. CB2 encourages all parties to consider providing for current federal parking needs in the base of a new affordable housing building.

**Responsible Agency:** NYC Mayor's Office, Department of Housing Preservation & Development, NYC Department of Citywide Administrative Services, and NYC Department of City Planning (DCP)

**Summary:** Acquire and transfer ownership of **2 Howard Street** from the federal government (GSA) to city ownership and create 100% affordable housing on site.

##### Land Use Expense Budget Priorities Expense budget priority 1 (Land Use)

Allocate funds for CB2 to hire a planning expert on a case-by-case basis to evaluate applications and make reports to the Land Use and Housing Committee

Responsible Agency: NYC Office of Management and Budget

**Summary:** Provide funds for technical expertise to the Land Use Committee on an as needed basis.

##### **Expense budget priority 2 (Land Use)**

Study the Effectiveness of the Hudson Square Rezoning against its original goals, with a focus on housing creation.

Fund a Study to identify the development projects that have actually been planned and/or completed within the boundaries of the 2013 Hudson Square Rezoning. The report should identify the number of residential units, floor area of residential, number of affordable and market rate, and for the affordable units, identify the duration of the affordability (e.g., permanent, 20-year, etc). Per building, the report should identify the AMI levels for the affordable housing and differentiate between rentals and home ownership units.

The report should also identify those buildings that were proposed as residential but resulted in commercial development.

The report should evaluate the success of the Hudson Square Rezoning in terms of its original goals, particularly the creation of housing stock (affordable and market rate).

Based on the results of the study, identify methods available to rebalance or course-correct the rezoning in order to produce additional residential housing stock, with a focus on affordable versus market rate. Identify what tools (e.g., tax abatements, affordable housing frameworks) would be appropriate in order to achieve these goals.

**Summary:** Fund a study on the effectiveness of the Hudson Square Rezoning against original goals, with a focus on housing creation.

**Responsible Agency:** NYC Department of City Planning (DCP)

### **Expense budget priority 3 (Land Use)**

Study the Effectiveness of the SOHO/NOHO/Chinatown Rezoning against its original goals, with a focus on housing creation.

The five-year mark is approaching for this rezoning and we are starting to see land use applications for this area. CB2 was particularly concerned by the application for a new building on 43 Bleecker Street. The application did not properly account for the past existence of residential lofts in the building and the developer may not be providing the amount of required affordable housing on site. There are several other new buildings coming on line in this area and each one has required detailed analysis. CB2 is concerned about the impact of this rezoning on increased displacement, the loss of existing affordable housing, the danger of not producing required new affordable housing, and the lack of accountability.

As part of this study, CB2 wants an evaluation of the impact of the changes on existing rent-regulated loft residences. CB2 does not want this rezoning to increase displacement of any from any of the existing affordable housing resources. CB2 fears that the loss of existing affordable housing may offset any increases coming from housing created under the new rezoning.

CB2 has previously asked for a report identifying the number of units that are currently being converted or have been converted from commercial and manufacturing spaces to rent-stabilized residential uses since the creation of the Loft Board. The report should identify building-level details such as house number, street name, BBL, BIN, and community district. This information would enable a true analysis of the impact of the SOHO/NOHO/Chinatown rezoning.

**Summary:** Fund a study on the effectiveness of the SOHO/NOHO Chinatown Rezoning against original goals, with a focus on housing creation.

**Responsible Agency:** NYC Department of City Planning (DCP)

**Expense budget priority 4 (Land Use)**

Create a holistic study of the Gansevoort Square Proposal Area

In order to have a more considered process with real community involvement, CB2 recommends studying the Gansevoort Square Proposal Area now to evaluate the land use possibilities to maximize affordable housing, promote design excellence, maximize the use of all the publicly owned land in the immediate area. CB2 has very little public land on which to create affordable housing and needed public services. This area is a precious resource and CB2 urges a better utilization of it.

**Responsible Agencies:** NYC Department of Housing Preservation & NYC Development and Department of City Planning

**Summary:** Create a holistic study of the Gansevoort Square Proposal Area Compile a Dataset of Rent-Regulated Units for Open Data

**Expense budget priority 5 (Land Use)**

Compile a Dataset of Rent-Regulated Units for Open Data

Allocate funds to develop a citywide dataset, going back to at least 2008, of the number of rent-stabilized and rent-controlled units (by building), including building-level data such as house number, street name, BBL, BIN, and community district, using data such as Department of Finance tax bills, to be included on the Open Data portal in dataset and map formats, to be updated annually. Where necessary, this dataset should include an extract from the appropriate State-level agency (e.g., NYS Department of Housing and Community Renewal (DHCR)) in order to identify these units.

This data is needed to evaluate rezonings and to prevent displacement.

**Responsible Agencies:** NYC Department of City Planning (DCP), Department of Citywide Administrative Services (DCAS), Department of Housing Preservation & Development (HPD)

**Summary:** Create a citywide dataset of the number of rent-stabilized and rent-controlled units by building.

## **New Business**

A member of the public appeared to ask questions about the legality of construction planned for 294, 296, and 298 Bowery. The owner of these buildings also owns 300 Bowery where the individual lives. 300 Bowery is in a Historic District and is connected at the basement level to 298 Bowery. The Committee suggested that residents of 300 Bowery contact Village Preservation and stay in touch with the Community Board about this project.

## **PARKS AND WATERFRONT**

### **Discussion of FY27 District Needs Statement and FY27 Budget Priorities**

Our committee had initiated conversations on this topic in our August meeting; this one was a follow-up on ideas and priorities considered pressing, important or desirable. New ideas were also proposed and debated.

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

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

*Expense:* smaller or recurring costs.

We reviewed themes such as identifying underperforming or outdated parks, particularly those that have gone 20+ years without capital upgrades and initiatives that could encourage volunteer activities and potentially help establish friends groups for each park or open space. The discussion also focused on supporting green space accessibility and addressing maintenance and safety in our small urban parks. |

We set the goal to integrate past priorities not yet completed (noting that several of our highest priority requests have been addressed in the past year or are in process and funded – of which we are pleased), ongoing initiatives requiring funding, and new input ideas from committee members, NYC Department of Parks & Recreation (DPR) employees, friends groups and volunteers.

We also checked with DPR staff to ensure requests and proposals are feasible and supported.

Our resulting list, which we will contribute to the full CB2 process, and which will be prioritized against other committee contributions, is as follows:

### **Summary of requests for capital discussed:**

- *Water Access & Rat-Proof Irrigation Systems* (District-Wide Initiative). Goal: Install water source access and rat-proof irrigation systems across multiple CB2M parks to

improve plant care and enable sustained volunteer participation while reducing dependency on manual watering. Spaces that lack irrigation or water access make landscape care very challenging. Rat-proof systems prevent infestations and lower maintenance issues. Parks identified as recipients that would benefit include Rapkin-Gayle Plaza (DEP site) at Lafayette and Grand Streets, Manuel Plaza (DEP site) on E 4<sup>th</sup> Street east of Lafayette, Bleecker Playground at Bank Street between Hudson and Bleecker Streets, Time Landscape on LaGuardia Place north of W Houston Street, Mulry Square at Greenwich and 7<sup>th</sup> Avenues, Little Red Square at Bleecker Street and 6<sup>th</sup> Avenue, Downing Street Playground and Winston Churchill Square at 1 Downing Street, Minetta Playground at 6<sup>th</sup> Ave and Minetta Lane and Corporal John A. Seravalli Playground on Hudson Street between Horatio and Gansevoort Streets (plantings on Hudson Street). Commissioner Shimamura expressed strong support for this idea as a district- wide initiative.

- *Clarkson Street Corridor Project*. Goal: Support ongoing DPR work to revitalize the “Clarkson Street Corridor” of adjacent park areas (that are located around Clarkson Street from Houston Street, up Hudson Street, across on St. Luke’s Place and down Varick Street) and more specifically, to support improvements within James J Walker Park including the playground and walkway in sync with the broader developments, with the hope of avoiding prolonged staggered construction. Rationale: Continue collaboration with Parks Commissioner’s office to ensure full funding and timely completion.
- *Vesuvio Playground Modernization*. Goal: Renovate play and recreation facilities, including basketball/pickleball courts and pool area in the open space that is located between Thompson and Sullivan Streets and Prince and Spring Streets. Rationale: A high-use, multigenerational community hub multiple features that has not been renovated in roughly two decades.
- *Repairing Minetta Playground*. Goal: Comprehensive upgrade and repair of play equipment, surfacing, and safety features as well as fixing broken gates and replacing failing safety flooring and addressing rat issues in the “pocket park” at 3<sup>rd</sup> St. and Avenue of the Americas. Rationale: Aging infrastructure and high usage make this one of the district’s most in-need playgrounds for modernization (supported by data from the Vital Parks tool) and because the area south of West 4th/8th Street subway is struggling with cleanliness and maintenance even though Washington Square Park staff have been diverted to assist when possible.
- *Downing Street Playground Safety & Redesign*. Goal: Reconfigure the playground layout to improve sightlines and safety including removing or reducing tall walls and dense shrubbery to increase visibility and openness to discourage unsafe activity. Rationale: Frequent reports of substance use and loitering warrant improved design for safety and accessibility.
- Other ideas for capital requests that were considered but not prioritized:



- Washington Square Park Dog Run(s): request by Park Administrator to explore turf or natural grass surfacing of both the area for large dogs and the area for smaller dogs. Include as a possible capital item if Administrator cannot get funding from Conservancy or other donors.
- Playground of the Americas, 6<sup>th</sup> Avenue at West Houston Street across from Passannante Ballfield: DPR asked that we not consider changes now so that it can maintain current function during Downing Street renovations.
- Duarte Square, 6<sup>th</sup> Avenue between Grand and Canal Streets: DPR suggested we exclude this space due to ongoing anticipated redevelopment project led by Trinity partners.

**Summary of ideas for expense funding discussed:** our committee developed the following expense (operational) requests to address recurring needs in park maintenance, public engagement, and quality of life:

- *Address Staffing Challenges:* particularly additional gardeners and maintenance staff and Parks Enforcement Patrol (PEP) officers. Explanation: historically, only one gardener has been employed to cover 65 downtown parks, green spaces and DOT sites. Gardeners make a major difference in park health, but staffing levels are inconsistent and not guaranteed. Volunteers can supplement, but trained gardeners are essential for plant health and sustainability, so resources to employ more gardeners would be valuable. PEP officers tasked with enforcement of rules and improved security presence help maintain order and deter unsafe or inappropriate activity.
- *Rat Mitigation and Sanitation:* funds to expand rat control and sanitation programs in high- impact areas, including Washington Square Park and the Sixth Avenue pocket parks, such as Rat-Proof Trash Receptacles - continue installing rat-resistant trash bins (“Big Belly” style) and ensure regular maintenance and collection schedules.
- *Dog Parks and Dog Runs Study:* fund a district-wide study and implementation plan to identify and create additional dog parks or runs, including some with grass surfaces.
- *Skateboarding Opportunities Study:* allocate funding to identify and develop designated skateboarding areas, reducing conflicts in existing parks and public spaces.
- *Pocket Park Maintenance (along Sixth Avenue Corridor):* allocate funding to maintain and improve small green spaces such as Minetta Green, Golden Swan, and Minetta Triangle, focusing on proper bench installation, soil stability, and cleaning.
- *Public Art in Parks:* our committee has reviewed and approved and enjoyed a series of public art installations in parks and plazas in recent years and would welcome funding that could further increase the number of such events which reflect the district’s cultural

heritage and enhance public engagement. (Note: this may overlap with existing city programs, but inclusion reflects strong community interest.)

- *Reconsidering Time Landscape Garden*: long-term volunteer(s) have provided great, diligent support and we do not have a proposal to consider changes to the space, but resources to do a study to reconsider the use and then development and/or maintenance would be valuable.
- *Reconsidering Playground of the Americas*: the space may not be optimally used as it exists today and there were concerns expressed about impact on adjacent residences and DPR asked not to change it during work at Downing Street playground, but funds to investigate community ideas for potential renovations in the future would be useful to start reimagining this space for wider use.
- *Support for Washington Square Park*: due to the importance of this space in our district, it was suggested that improvement needs should be considered a priority including safety and lighting, water/irrigation systems, shade trees, seating, maintenance funding, rat mitigation, and funds to support arts/public programming – beyond what has been pledged by the Washington Square Park Conservancy. Additional challenges repeat ideas listed above, including number and role definitions of PEP officers, limited gardening staff and volunteer support constraints.

## SCHOOLS AND EDUCATION

Chair Laraia introduced the committee and introduced guest Speaker Superintendent Kelly McGuire. The meeting featured a detailed update from Superintendent McGuire on the state of District 2 schools. He reported a strong start to the school year, with district-wide enrollment up by about 1,000 students. While most schools in the CB2 footprint saw enrollment increase, PS130 in Chinatown experienced a decline. The superintendent highlighted strong academic performance on state exams across most schools and noted the ongoing implementation of the "Wit & Wisdom" curriculum. A significant portion of the discussion focused on the under-enrollment at 75 Morton Middle School, with NYCPS committing to re-evaluate the school's future, including potentially reopening conversations about a merger.

**Programs & Initiatives:** PS3 converted a Pre-K section to a 3K section to meet high local demand. The new cell phone policy implementation has been smooth across the

district. Upcoming community events: a School Spotlight at PS3 on November 20th and a Community Coffee at PS130 later in the year.

Following the superintendent's presentation, the committee turned its focus to planning funding priorities for the upcoming fiscal year. Members celebrated several recent capital funding wins, including \$128,000 for technology upgrades at Harvey Milk High School, \$125,000 for play yard improvements at 75 Morton, \$135,000 for play yard upgrades at PS 41, and \$50,000 for technology upgrades at PS 3. Building on this momentum, the committee discussed and voted to formalize its list of capital and expense priorities for FY 2027. A key decision was to rank citywide funding requests, with top expense priorities including continued support for the NYC Men Teach program, teacher training in the science of reading, and funding to reduce class sizes.

The meeting concluded with a brief public session where a representative from the [Adoptive and Foster Family Coalition of New York](#) introduced their support services for foster and kinship families. After addressing these items and finalizing its priority lists, the committee adjourned.

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

### **Schools & Education Committee • Capital and Expense Priorities for FY 2027**

#### **Capital**

1. Allocate funds for [Harvest Collegiate High School](#) to provide students with essential technology such as laptops, computers, and reliable connectivity and to create a safe, accessible rooftop space for fresh air and outdoor learning by installing chain-link fencing above the existing waist-high stone wall. (NYCPS)
2. Allocate funds to create a sensory gym at [PS 3 Charrette School](#) for their students in the [ASD Horizon](#) D2 program. (NYCPS)
3. Allocate funds to upgrade the air conditioning system in the gymnasium (shared by [Chelsea Career and Technical School](#) and [NYC iSchool](#)). Level the flooring and replace the seats with bleachers to improve functionality. (SCA)
4. Allocate funds to upgrade windows on the building and light fixtures at [PS 130 Hernando Desoto School](#). This will be included in the SCA 5-year plan (SCA)
5. Allocate funds for [Manhattan School for Career Development \(751M@323\)](#):
  - a. Health & Wellness Studio: Multi-purpose recreational space for students to participate in movement and mindfulness. (SCA)
  - b. Student Success Lounge: Space to promote literacy, digital citizenship, and success on assessments. Electrical reconfiguring, adaptive seating, and technology will be needed. (SCA)
  - c. Sensory Hallway: Built in sensory activities in hallways to help students self-regulate as a part of our SEL supports for students. (SCA)

6. Allocate SCA funds to renovate the cafeteria and lobby at [M721 Occupational Training Center](#) with: (1) accessibility upgrades, (2) sensory-friendly design elements, and (3) age-appropriate modifications to better serve our special needs students' social-emotional and sensory requirements. (SCA)
7. Allocate funds for technology improvement, including smart boards for [Harvey Milk High School](#) and [75 Morton](#). (NYCPS)
8. Allocate funds for the creation of a 100,000 square foot school to be built at/near the corner of Bleecker Street and LaGuardia Place on land reserved for such use during the [2012 rezoning](#) undertaken by New York University. (SCA)

#### **Expense**

1. Allocate funds for the [NYC Men Teach](#) to recruit, train, and retain talented non-traditional public school educators to close the representation gap between our students and those who teach them. (NYCPS)
2. Allocate funding to reduce class size city wide at an estimated cost of \$137 million for hiring teachers, covering only about 1,300 out of the estimated 10,000 to 12,000 teachers needed. Prioritizing first elementary schools, middle schools then high schools within District 2 within the five-year phase-in period ending in 2028. (NYCPS)
3. Allocate funds for teacher training and for reading and writing curricula aligned with the science of reading and structured literacy practices. (NYCPS)
4. Allocate funds to maintain the most recent baseline funding for arts education. (NYCPS)
5. Allocate funding to expand the 3K Program to meet demand. (NYCPS)
6. Allocate funds for the City Environment Quality Review (CEQR) process for funding, siting, and building new public schools. (NYCPS)
7. Allocate funds for an array of before-and-after after school activities across all grade levels that are free of charge to students and families. (NYCPS)

## **TRAFFIC AND TRANSPORTATION**

### **1. Meatpacking BID Presented Preliminary Findings on Existing Parking Conditions**

The Meatpacking District Management Association presented its [preliminary findings](#) regarding existing parking conditions, which will be part of a larger effort to update the Meatpacking District parking regulations. CB2 members and the public shared feedback that will be incorporated into the final report, which the Meatpacking BID will present to CB2 when complete.

## 2. T&T District Needs Assessments

CB2 T&T discussed and prioritized our FY 2026 District Needs Assessments for both capital and expense priorities and unanimously supported these.

Linn Broessel attended to request an update on promised curb cuts on Wooster and Prince and Wooster and Spring Sts. and we added these to our budget priorities.

T&T's budget priorities are included in the October CB2 board package under NYC DDC (for curb cuts) and NYC DOT (all other T&T requests.)

David Kupferberg shared a written report, Ideas for the Manhattan Bus Network Redesign that the committee will review and likely address at a future meeting.

## **COMMUNITY BOARD 2 / MANHATTAN STATEMENT OF 3 TOP DISTRICT NEEDS FOR FISCAL YEAR 2027**

The three most pressing issues facing this Community Board are:

### **1. Treatment for Serious Mental Health Issues.**

Evaluate the Intensive Mobile Treatment Program and Assign a Team to CB2's District. Conduct a formal program evaluation of the Intensive Mobile Treatment model with consideration of assigning an IMT team to serve CD2 - especially in the Sixth Avenue corridor, the Northwest corner of Washington Square Park, as well as the Crosby Street corridor adjacent to Houston Street - to address unmet needs of individuals with substance abuse and serious mental health issues. CB2 appreciates DoHMH's interest in refining the operation of the IMT program, with a stable cohort of clients, following a recent expansion of its teams.

CB2 urges the city to prioritize a timely evaluation of IMT to meet the urgency of this problem in our District. Our request is for the allocation of funds for a cost-benefit analysis and other methodologies that can ensure that IMT succeeds at bringing clients into treatment.

(Agency: Department of Health and Mental Hygiene)

### **2. Affordable Housing at Gansevoort Square.**

Allocate sufficient funds for the conveyance of the portion of Tenth Avenue between Gansevoort and Little West 12th Streets from New York State Department of Transportation to the City in order to de-map Tenth Avenue in that location, which increases the floor area, allowing more affordable housing to be developed at Gansevoort Square.

(Agencies: Department of City Planning, Department of Citywide Administrative Services, Department of Housing Preservation & Development)

### **3. Affordable Housing at 2 Howard Street.**

Allocate sufficient funds for the City to pursue and acquire ownership of 2 Howard Street from the federal government for the development of 100% permanently affordable housing, with the Department of Housing Preservation & Development to fund the 100% permanently affordable housing once the site is transferred to City ownership.

This underused, federally-owned parking garage would make an ideal location for affordable housing. CB2 is a strong supporter of affordable housing and believes money allocated to purchase this property and to develop affordable housing on the site would constitute a significant benefit to our District and our City. CB2 calls on the Mayor's Office to work with the federal government and all federal elected officials to transfer ownership of 2 Howard Street to NYC HPD for development of 100% permanently affordable housing. CB2 encourages all

parties to consider providing for current federal parking needs in the base of a new affordable housing building.

(Agencies: Department of City Planning, Department of Citywide Administrative Services, Department of Housing Preservation & Development)

Vote: Unanimous, with 34 votes in favor.

**COMMUNITY BOARD / MANHATTAN**  
**STATEMENT OF CAPITAL BUDGET PRIORITIES FOR FY 2027**  
**ORGANIZED BY CITY AGENCY**

**INDEX**

- Department of City Planning
- Department of Citywide Administrative Services
- Department of Design & Construction
- Department of Education & School Construction Authority
- Department of Housing Preservation & Development
- Department of Parks & Recreation
- Department of Transportation
- New York Public Library

**Department of City Planning**

1. Affordable Housing at Gansevoort Square.

Allocate sufficient funds for the conveyance of the portion of Tenth Avenue between Gansevoort and Little West 12th Streets from New York State Department of Transportation to the City in order to de-map Tenth Avenue in that location which increases the floor area, allowing more affordable housing to be developed at Gansevoort Square.

[See also Department of Citywide Administrative Services, Department of Housing Preservation & Development]

2. Affordable Housing – 2 Howard Street

Allocate sufficient funds for the City to pursue and acquire ownership of 2 Howard Street from the federal government for the development of 100% permanently affordable housing, with the Department of Housing Preservation & Development to fund the 100% permanently affordable housing once the site is transferred to City ownership.

This underused, federally-owned parking garage would make an ideal location for affordable housing. CB2 is a strong supporter of affordable housing and believes money allocated to purchase this property and to develop affordable housing on the site would constitute a significant benefit to our District and our City. CB2 calls on the Mayor's Office to work with the federal government and all federal elected officials to transfer ownership of 2 Howard Street to NYC HPD for development of 100% permanently affordable housing.

CB2 encourages all parties to consider providing for current federal parking needs in the base of a new affordable housing building.



[See also Department of Citywide Administrative Services and Department of Housing Preservation & Development]

## **Department of Citywide Administrative Services**

### **1. Affordable Housing at Gansevoort Square.**

Allocate sufficient funds for the conveyance of the portion of Tenth Avenue between Gansevoort and Little West 12th Streets from New York State Department of Transportation to the City in order to de-map Tenth Avenue in that location which increases the floor area, allowing more affordable housing to be developed at Gansevoort Square.

[See also: Department of City Planning, Department of Housing Preservation & Development]

### **2. Affordable Housing – 2 Howard Street**

Allocate sufficient funds for the City to pursue and acquire ownership of 2 Howard Street from the federal government for the development of 100% permanently affordable housing, with the Department of Housing Preservation & Development to fund the 100% permanently affordable housing once the site is transferred to City ownership.

This underused, federally-owned parking garage would make an ideal location for affordable housing. CB2 is a strong supporter of affordable housing and believes money allocated to purchase this property and to develop affordable housing on the site would constitute a significant benefit to our District and our City. CB2 calls on the Mayor's Office to work with the federal government and all federal elected officials to transfer ownership of 2 Howard Street to NYC HPD for development of 100% permanently affordable housing.

CB2 encourages all parties to consider providing for current federal parking needs in the base of a new affordable housing building.

[See also Department of City Planning and Department of Housing Preservation & Development]

## **Department of Design & Construction**

### **1. Add Pedestrian Ramps on the Southeast Corner of Wooster and Prince Sts. and the Northeast Corner of Wooster and Spring Sts.**

To enhance accessibility for all pedestrians, add ADA pedestrian ramps on the southeast corner of Wooster and Prince Sts. and the northeast corner of Wooster and Spring Sts.

## **Department of Education / NYC Public Schools and School Construction Authority**

### **Department of Education/NYC Public Schools**

1. Allocate funds for Harvest Collegiate High School to provide students with essential technology such as laptops, computers, and reliable connectivity and to create a safe, accessible rooftop space for fresh air and outdoor learning by installing chain-link fencing above the existing waist-high stone wall. (NYCPS)

Allocate funds to create a sensory gym at PS 3 Charrette School for their students in the ASD Horizon D2 program. (NYCPS)

2. Allocate funds for technology improvement, including smart boards for Harvey Milk High School and 75 Morton. (NYCPS)

### **School Construction Authority**

1. Allocate funds to upgrade the air conditioning system in the gymnasium (shared by Chelsea Career and Technical School and NYC iSchool). Level the flooring and replace the seats with bleachers to improve functionality. (SCA)
2. Allocate funds to upgrade windows on the building and light fixtures at PS 130 Hernando Desoto School. This will be included in the SCA 5-year plan (SCA)
3. Allocate funds for Manhattan School for Career Development (751M@323):
  - a. Health & Wellness Studio: Multi-purpose recreational space for students to participate in movement and mindfulness. (SCA)
  - b. Student Success Lounge: Space to promote literacy, digital citizenship, and success on assessments. Electrical reconfiguring, adaptive seating, and technology will be needed. (SCA)
  - c. Sensory Hallway: Built in sensory activities in hallways to help students self-regulate as a part of our SEL supports for students. (SCA)
4. Allocate SCA funds to renovate the cafeteria and lobby at M721 Occupational Training Center with: (1) accessibility upgrades, (2) sensory-friendly design elements, and (3) age-appropriate modifications to better serve our special needs students' social-emotional and sensory requirements. (SCA)
5. Allocate funds for the creation of a 100,000 square foot school to be built at/near the corner of Bleecker Street and LaGuardia Place on land reserved for such use during the 2012 rezoning undertaken by New York University. (SCA)

### **Department of Housing Preservation & Development**

1. Affordable Housing at Gansevoort Square.

Allocate sufficient funds for the conveyance of the portion of Tenth Avenue between Gansevoort and Little West 12th Streets from New York State Department of Transportation to the City in order to de-map Tenth Avenue in that location which increases the floor area, allowing more affordable housing to be developed at Gansevoort Square.

[See also Department of Citywide Administrative Services and Department of City Planning]

2. Affordable Housing – 2 Howard Street

Allocate sufficient funds for the City to pursue and acquire ownership of 2 Howard Street from the federal government for the development of 100% permanently affordable housing, with the Department of Housing Preservation & Development to fund the 100% permanently affordable housing once the site is transferred to City ownership.

This underused, federally-owned parking garage would make an ideal location for affordable housing. CB2 is a strong supporter of affordable housing and believes money allocated to purchase this property and to develop affordable housing on the site would constitute a significant benefit to our District and our City. CB2 calls on the Mayor's Office to work with the federal government and all federal elected officials to transfer ownership of 2 Howard Street to NYC HPD for development of 100% permanently affordable housing.

CB2 encourages all parties to consider providing for current federal parking needs in the base of a new affordable housing building.

[See also Department of Citywide Administrative Services and Department of City Planning]

## **Department of Parks & Recreation**

1. Water Access & Rat-Proof Irrigation Systems (District-Wide Initiative).

Goal: Install water source access and rat-proof irrigation systems across multiple CB2M parks to improve plant care and enable sustained volunteer participation while reducing dependency on manual watering. Spaces that lack irrigation or water access make landscape care very challenging. Rat-proof systems prevent infestations and lower maintenance issues. Parks identified as recipients that would benefit include Rapkin Gayle Plaza (DEP site) at Lafayette and Grand Streets, Manuel Plaza (DEP site) on E 4<sup>th</sup>

Street east of Lafayette, Bleecker Playground at Bank Street between Hudson and Bleecker Streets, Time Landscape on LaGuardia Place north of W Houston Street, Mulry Square at Greenwich and 7<sup>th</sup> Avenues, Little Red Square at Bleecker Street and 6<sup>th</sup> Avenue, Downing Street Playground and Winston Churchill Square at 1 Downing Street, Minetta Playground at 6<sup>th</sup> Ave and Minetta Lane and Corporal John A. Seravalli Playground on Hudson Street between Horatio and Gansevoort Streets (plantings on Hudson Street). Commissioner Shimamura expressed strong support for this idea as a district-wide initiative.

2. Clarkson Street Corridor Project. Goal: Support ongoing DPR work to revitalize the “Clarkson Street Corridor” of adjacent park areas (that are located around Clarkson Street from Houston Street, up Hudson Street, across on St. Luke’s Place and down Varick Street) and more specifically, to support improvements within James J Walker Park including the playground and walkway in sync with the broader developments, with the hope of avoiding prolonged staggered construction. Rationale: Continue collaboration with Parks Commissioner’s office to ensure full funding and timely completion.
3. Vesuvio Playground Modernization. Goal: Renovate play and recreation facilities, including basketball/pickleball courts and pool area in the open space that is located between Thompson and Sullivan Streets and Prince and Spring Streets. Rationale: A high-use, multigenerational community hub multiple features that has not been renovated in roughly two decades.
4. Repairing Minetta Playground. Goal: Comprehensive upgrade and repair of play equipment, surfacing, and safety features as well as fixing broken gates and replacing failing safety flooring and addressing rat issues in the “pocket park” at 3<sup>rd</sup> St. and Avenue of the Americas. Rationale: Aging infrastructure and high usage make this one of the district’s most in-need playgrounds for modernization (supported by data from the Vital Parks tool) and because the area south of West 4th/8th Street subway is struggling with cleanliness and maintenance even though Washington Square Park staff have been diverted to assist when possible.
5. Downing Street Playground Safety & Redesign. Goal: Reconfigure the playground layout to improve sightlines and safety including removing or reducing tall walls and dense shrubbery to increase visibility and openness to discourage unsafe activity. Rationale: Frequent reports of substance use and loitering warrant improved design for safety and accessibility.
6. Other ideas for capital requests that were considered but not prioritized:
  - a. Washington Square Park Dog Run(s): request by Park Administrator to explore turf or natural grass surfacing of both the area for large dogs and the area for smaller dogs. Include as a possible capital item if Administrator cannot get funding from Conservancy or other donors.

- b. Playground of the Americas, 6<sup>th</sup> Avenue at West Houston Street across from Passannante Ballfield: DPR asked that we not consider changes now so that it can maintain current function during Downing Street renovations.
- c. Duarte Square, 6<sup>th</sup> Avenue between Grand and Canal Streets: DPR suggested we exclude this space due to ongoing anticipated redevelopment project led by Trinity partners.

## Department of Transportation

1. Install Safety Additional Improvements on Canal Street from West St. to the Bowery.

Along Canal St. from West St. to the Bowery, add additional safety improvements including improved signalization, crosswalks and sidewalk design for pedestrians, protected bicycle lanes that connect to existing bicycle lanes north and south of Canal St., improved access to Hudson River Park and West Street for pedestrians and cyclists, delineated zones for commercial and residential deliveries and traffic calming and congestion improvements. (DOT)

### Install Granite Strip Bicycle Lanes

2. To Improve Safety, install Granite Strip Bicycle Lane on Morton St. btw. West and Washington Sts. and Striped Eastward.

Replace Belgian block surface with granite strip bicycle lane on Morton St. btw. West and Washington Sts. and striped eastward from Washington St. The current road is so unsafe, cyclists ride on the sidewalk endangering pedestrians. Morton St. is a main route from Hudson River Park going east and provides access to hundreds of middle school students and District 75 students at 75 Morton. (DOT)

3. To Improve Safety, install Granite Bicycle Lane on Clarkson St. btw. West and Greenwich Sts.

Replace Belgian block surface with granite strip bicycle lane on Clarkson St. btw. West and Greenwich Sts. to accommodate bicycles in the street and keep them off the sidewalk where they have injured pedestrians. (DOT)

### Repair & Replace Belgian Blocks

4. Improve Safety, Repair and Replace Belgian Blocks on Morton St. btw. West and Washington Sts. and Striped Eastward

Repair and replace Belgian block surface on Morton St. btw. West and Washington Sts. Morton St. is a main route from Hudson River Park going east and provides access to hundreds of middle school students and District 75 students at 75 Morton. (DOT)

5. To Improve Safety, Repair and Replace Belgian Blocks on Clarkson St. btw. West and Greenwich Sts.

Repair and replace Belgian block surface on Clarkson St. btw. West and Greenwich Sts. including repair and replacement of Belgian blocks. (DOT)

6. To Improve Safety, Repair and Replace Belgian Blocks on Bond St. btw. Broadway and the Bowery

Repair and replace badly damaged and/or missing Belgian blocks on Bond St. btw. Broadway and the Bowery. The current poor condition is hazardous and a blight to the NoHo Historic District. (DOT)

7. To Improve Safety, Repair and Replace Belgian Blocks on Wooster St. btw. Houston and Canal Sts.

8. Repair and replace badly damaged and/or missing Belgian blocks on Wooster St. btw. Houston and Canal Sts. The current poor condition is hazardous and a blight to the SoHo–Cast Iron Historic District. (DOT)

### **New York Public Library**

1. Replace HVAC equipment at the Hudson Park Library.

While the Hudson Park Library is deserving of a complete renovation and upgrade, this investment of an estimated \$2.5 million is a minimal worthwhile upgrade.

2. Replace HVAC fan coils at the Jefferson Market Library.

The HVAC system's fan coils and associated equipment need to be replaced. Estimated at \$2.5 million.

Vote: Unanimous, with 33 votes in favor.

**COMMUNITY BOARD / MANHATTAN**  
**STATEMENT OF EXPENSE BUDGET PRIORITIES FOR FY 2027**  
**ORGANIZED BY CITY AGENCY**

**INDEX**

- Department of City Planning
- Department for the Aging
- Department of Education / School Construction Authority
- Department of Environmental Protection
- Department of Health and Mental Hygiene
- Department of Housing Preservation & Development
- Department of Parks & Recreation
- Department of Sanitation
- Department of Transportation
- Department of Youth & Community Development
- Mayor's Office
- Mayor's Office of Community Mental Health
- Mayor's Street Activities Permit Office
- New York Public Library
- NYC Health + Hospitals

**Department of City Planning**

1. Study the Effectiveness of the Hudson Square Rezoning against its original goals, with a focus on housing creation.

Fund a Study to identify the development projects that have actually been planned and/or completed within the boundaries of the 2013 Hudson Square Rezoning. The report should identify the number of residential units, floor area of residential, number of affordable and market rate, and for the affordable units, identify the duration of the affordability (e.g., permanent, 20- year, etc). Per building, the report should identify the AMI levels for the affordable housing, and differentiate between rentals and home ownership units.

The report should also identify those buildings that were proposed as residential, but resulted in commercial development.

The report should evaluate the success of the Hudson Square Rezoning in terms of its original goals, particularly the creation of housing stock (affordable and market rate).

Based on the results of the study, identify methods available to rebalance or course-correct the rezoning in order to produce additional residential housing stock, with a focus on affordable versus market rate. Identify what tools (e.g., tax abatements, affordable

housing frameworks) would be appropriate in order to achieve these goals.

2. Review CEQR Process for New School Enrollment Projections

Allocate funds to review and revise as needed the City Environment Quality Review (CEQR) process for funding, siting, and building new public schools, including with respect to enrollment projections.

3. Study the Effectiveness of the SOHO/NOHO/Chinatown Rezoning against its original goals, with a focus on housing creation.

The five-year mark is approaching for this rezoning and we are starting to see land use applications for this area. CB2 was particularly concerned by the application for a new building on 43 Bleecker Street. The application did not properly account for the past existence of residential lofts in the building and the developer may not be providing the amount of required affordable housing on site. There are several other new buildings coming on line in this area and each one has required detailed analysis. CB2 is concerned about the impact of this rezoning on increased displacement, the loss of existing affordable housing, the danger of not producing required new affordable housing, and the lack of accountability.

As part of this study, CB2 wants an evaluation of the impact of the changes on existing rent-regulated loft residences. CB2 does not want this rezoning to increase displacement of any from any of the existing affordable housing resources. CB2 fears that the loss of existing affordable housing may offset any increases coming from housing created under the new rezoning.

CB2 has previously asked for a report identifying the number of units that are currently being converted or have been converted from commercial and manufacturing spaces to rent-stabilized residential uses since the creation of the Loft Board. The report should identify building-level detail such as house number, street name, BBL, BIN, and community district. This information would enable a true analysis of the impact of the SoHo/NoHo/Chinatown rezoning.

4. Create a holistic study of the Gansevoort Square Proposal Area

In order to have a more considered process with real community involvement, CB2 recommends studying the Gansevoort Square Proposal Area now to evaluate the land use possibilities to maximize affordable housing, promote design excellence, maximize the use of all the publicly owned land in the immediate area. CB2 has very little public land on which to create affordable housing and needed public services. This area is a precious resource and CB2 urges a better utilization of it.

**Department for the Aging**



1. Fund Façade Maintenance at Greenwich House

Allocate funding to support the ongoing costs for the upkeep of the exterior of Greenwich House's historic building at 27 Barrow Street in Manhattan.

#### **Department of Education/ NYC Public Schools – School Construction Authority**

1. Allocate funds for the NYC Men Teach to recruit, train, and retain talented non traditional public school educators to close the representation gap between our students and those who teach them. (NYCPS)
2. Allocate funding to reduce class size citywide at an estimated cost of \$137 million for hiring teachers, covering only about 1,300 out of the estimated 10,000 to 12,000 teachers needed. Prioritizing first elementary schools, middle schools then high schools within District 2 within the five-year phase-in period ending in 2028. (NYCPS)
3. Allocate funds for teacher training and for reading and writing curricula aligned with the science of reading and structured literacy practices. (NYCPS)
4. Allocate funds to maintain the most recent baseline funding for arts education. (NYCPS)
5. Allocate funding to expand the 3K Program to meet demand. (NYCPS)
6. Allocate funds for the City Environment Quality Review (CEQR) process for funding, siting, and building new public schools. (NYCPS)
7. Allocate funds for an array of before-and-after school activities across all grade levels that are free of charge to students and families. (NYCPS)

#### **Department of Environmental Protection**

1. Hudson Waterfront Resiliency Study

Allocate funds for the City to sponsor and conduct a more localized study of coastal resiliency options for the west side of the District along Hudson River Park, coordinating with relevant constituencies including the Hudson River Park Trust and the State Department of Transportation, to allow for more effective resiliency efforts. In the aftermath of the devastation caused by Hurricane Sandy in 2012, compounded by Climate Change, it has become clear that the Hudson River waterfront is dangerously vulnerable to storm surges, extreme weather and tidal events. There has, however, been opposition to the U.S. Army Corps of Engineers proposals for abatement of the effects of these phenomena, because among other things the USACE recommendations do not take into account local conditions. The newly created Waterfront Code Committee could also potentially be part of this process. After making this request in previous years, the agency response was that further study of the request was needed – without

undertaking such a study or indicating what aspects of the problem should be studied. This effort needs City sponsorship to coordinate among all relevant constituencies.

## 2. Green Infrastructure

Allocate funds to explore funding and building green infrastructure within CB2.

## **Department of Health and Mental Hygiene**

### 1. Evaluate the Intensive Mobile Treatment Program and Assign a Team to CB2's District.

Conduct a formal program evaluation of the Intensive Mobile Treatment model with consideration of assigning an IMT team to serve CD2 - especially in the Sixth Avenue corridor, the Northwest corner of Washington Square Park, as well as the Crosby Street corridor adjacent to Houston Street - to address unmet needs of individuals with substance abuse and serious mental health issues.

CB2 appreciates DoHMH's interest in refining the operation of the IMT program, with a stable cohort of clients, following a recent expansion of its teams. CB2 urges the city to prioritize a timely evaluation of IMT to meet the urgency of this problem in our district. Our request is for the allocation of funds for a cost-benefit analysis and other methodologies that can ensure that IMT succeeds at bringing clients into treatment.

## **Department of Housing Preservation & Development**

### 1. Compile a Dataset of Rent-Regulated Units for Open Data

Allocate funds to develop a citywide dataset, going back to at least 2008, of the number of rent stabilized and rent-controlled units (by building), including building-level data such as house number, street name, BBL, BIN, and community district, using data such as Department of Finance tax bills, to be included on the Open Data portal in dataset and map formats, to be updated annually. Where necessary, this dataset should include an extract from the appropriate State-level agency (e.g., NYS Department of Housing and Community Renewal (DHCR)) in order to identify these units.

### 2. Study Units Converted to Rent-regulated Residential

Ask the NYC Loft Board to create a report identifying the number of units that have been converted from commercial and manufacturing spaces to rent-stabilized residential uses since the creation of the Loft Board. The report should identify building-level detail such as house number, street name, BBL, BIN, and community district. The Loft Board should identify all units that are still in the process of conversion.

### 3. Create a holistic study of the Gansevoort Square Proposal Area

In order to have a more considered process with real community involvement, CB2 recommends studying the Gansevoort Square Proposal Area now to evaluate the land use possibilities to maximize affordable housing, promote design excellence, maximize the use of all the publicly owned land in the immediate area. CB2 has very little public land on which to create affordable housing and needed public services. This area is a precious resource and CB2 urges a better utilization of it.

## **Department of Parks & Recreation**

1. Address Staffing Challenges: particularly additional gardeners and maintenance staff and Parks Enforcement Patrol (PEP) officers. Explanation: historically, only one gardener has been employed to cover 65 downtown parks, green spaces and DOT sites. Gardeners make a major difference in park health, but staffing levels are inconsistent and not guaranteed. Volunteers can supplement, but trained gardeners are essential for plant health and sustainability, so resources to employ more gardeners would be valuable. PEP officers tasked with enforcement of rules and improved security presence help maintain order and deter unsafe or inappropriate activity.
2. Rat Mitigation and Sanitation: funds to expand rat control and sanitation programs in high-impact areas, including Washington Square Park and the Sixth Avenue pocket parks, such as Rat-Proof Trash Receptacles - continue installing rat-resistant trash bins (“Big Belly” style) and ensure regular maintenance and collection schedules.
3. Dog Parks and Dog Runs Study: fund a district-wide study and implementation plan to identify and create additional dog parks or runs, including some with grass surfaces.
4. Skateboarding Opportunities Study: allocate funding to identify and develop designated skateboarding areas, reducing conflicts in existing parks and public spaces.
5. Pocket Park Maintenance (along Sixth Avenue Corridor): allocate funding to maintain and improve small green spaces such as Minetta Green, Golden Swan, and Minetta Triangle, focusing on proper bench installation, soil stability, and cleaning.
6. Public Art in Parks: our committee has reviewed and approved and enjoyed a series of public art installations in parks and plazas in recent years and would welcome funding that could further increase the number of such events which reflect the district’s cultural heritage and enhance public engagement. (Note: this may overlap with existing city programs, but inclusion reflects strong community interest.)
7. Reconsidering Time Landscape Garden: long-term volunteer(s) have provided great, diligent support and we do not have a proposal to consider changes to the space, but resources to do a study to reconsider the use and then development and/or maintenance would be valuable.

8. Reconsidering Playground of the Americas: the space may not be optimally used as it exists today and there were concerns expressed about impact on adjacent residences and DPR asked not to change it during work at Downing Street playground, but funds to investigate community ideas for potential renovations in the future would be useful to start reimagining this space for wider use.
9. Support for Washington Square Park: due to the importance of this space in our district, it was suggested that improvement needs should be considered a priority including safety and lighting, water/irrigation systems, shade trees, seating, maintenance funding, rat mitigation, and funds to support arts/public programming – beyond what has been pledged by the Washington Square Park Conservancy. Additional challenges repeat ideas listed above, including number and role definitions of PEP officers, limited gardening staff and volunteer support constraints.

## **Department of Sanitation**

1. Further Implementation of Trash Containerization, including “Empire bin” style containers.

Evaluate the quantity and condition of trash and recycling containers, as well as evaluate collection schedules, and to make adjustments as necessary. In particular, DSNY should monitor the effects of the new containerization rules which came into effect in the fall of 2024. Within CD2 and other districts with a historic streetscape and a heterogeneous landscape of narrow sidewalks and streets, special study is needed to determine the optimal way to containerize trash without placing an undue burden on residents and without impeding the pedestrian right-of-way. In particular, DSNY should evaluate and place “Empire bin” style large containers, which have been piloted in other districts, in appropriate areas of CD2.

In addition, new designs are needed for rat resistant trash containers. Rat remediation also requires more frequent litter basket collection, especially on weekends and around spaces that attract large numbers of people.

2. Study NYC “Smart” Composting Bins.

Allocate funds to study the future utility and need for “Smart” Composting Bins following the implementation of curbside composting, with a particular focus on communities such as CD2 with narrow sidewalks and smaller residential buildings that may make challenging the storing and placing out for collection the curbside composting “brown bins.”

## **Department of Transportation**

1. To Improve Safety, Install a Traffic Light and Crosswalk Across Houston St. at Wooster St.

Allocate funds to install a traffic light and crosswalk on Houston St. at Wooster St., the only Houston St. intersection without a light, always hazardous, now more so with heavy traffic increase, to provide safe crossing to its numerous, many vulnerable users, in accessing the multifold activities along that corridor.

2. To Improve Safety, Extend Two-Way Bicycle Lane on Lafayette St. from Prince St. to Astor Place. Jersey St. and add Pedestrian and Bicycle Safety Protection at Lafayette and Jersey Sts.

Extend the Two-Way Bicycle Lane currently on Lafayette St. from Spring to Prince Sts. north to Astor Place, which will connect Lafayette St. to east and west bicycle lanes on Bleecker, 3rd and 4th Sts. and provide a safe southbound cycling alternative to Broadway. At the intersection of Lafayette and Jersey Sts., add pedestrian and bicycle safety protection.

3. Honor 2021 Rezoning Commitments to Redesign and Expand of Petrosino Sq. and Relocate Citi Bike Station

Allocate funds to complete the 2021 promised study to Reimagine Petrosino Sq., from the Points of Agreement for the SoHo NoHo rezoning. The goal is to redesign and expand Petrosino Sq. and at the north end of Petrosino Sq., restore the originally planned rotating public art installation program and relocate the Citi Bike station there elsewhere. (DPR and DOT).

4. To Improve Safety, Install Protective Barriers for Bicycle Lane on Houston St. btw. Washington and West Sts.

Allocate funds to install temporary protective barriers to the bike lane on West Houston St. btw. Washington and West Sts. to provide safer access to the Hudson River Park greenway, until more permanent safety improvements can be added. (DOT)

5. Install Safety Improvements on Greenwich Ave from 6th to 8th Aves.

Allocate funds to identify and install safety improvements along diagonal Greenwich Ave. from 6th to 8th Aves. including improving pedestrian crossings and clarifying vehicular movement with design, signalization and pavement marking changes. This includes

- a. Greenwich and 8th Aves. at Jane St. and at the intersection of W. 13th St./Greenwich Ave./Horatio St.,
- b. Mulry Sq at the intersection of Seventh Ave. So., Greenwich Ave. and West 11th St.,
- c. Greenwich Ave. and W. 10th St. and
- d. Greenwich and W. 8th St / 6th Aves to reduce speeding and directional impacts at the pedestrian crossing on the east side of W. 8th St. at 6th Ave. and the

intersection of W. 8th St. and 6th and Greenwich Aves. (DOT).

6. Install Safety Improvements at the intersection of Waverly Pl., Christopher and Grove Sts.

Allocate funds to install traffic safety improvements at the intersection of Waverly Pl., Christopher and Grove Sts. (Stonewall Natl. Monument area), including neckdowns, sidewalk extensions, daylighting, stop signs, improved directional signage, while also incorporating improvements to reduce pedestrian/vehicular conflicts at the nearby southwest side of Christopher St. and Greenwich Ave., the major approach to the Stonewall area. (DOT)

7. Expand the Shared Street on University Place from 13th St. to W. 4th St.

Allocate funds to expand the shared street currently on University Pl. btw. 14th and 13th Sts. all the way to W. 4th St., as soon as feasible, considering provision for deliveries, drop-off/pickups, emergency and other necessary access. (DOT)

8. Study the Intersection of 9th Ave. and 14th St. to Reduce Congestion and Improve Safety

Allocate funds to conduct a study of the 9th Ave. and 14th St. intersection to improve traffic signalization to avoid excessive backups and ensure safety for pedestrians and bicyclists. (DOT).

9. Study E. 12th St. btw. Broadway and 5th Ave. to Reduce Congestion and Placard Parking Abuses.

Allocate funds to address continuing congestion problems on E. 12th St., focusing on the problem area on 12th St. btw. Broadway and 5th Ave. problem area and placard parking abuses on 12th St. btw. University Pl. and Broadway. (DOT)

## **Department of Youth & Community Development**

1. Expand Food and Nutrition Services at The Door.

Allocate funds to support the expansion of The Door's Food and Nutrition Services to meet its goal of distributing 12,000+ meals

## **Mayor's Office**

1. Create a City Office Of Cannabis Business Services

Allocate funding to establish the Office of Cannabis Business Services as proposed by City Council Int 0285-2022, and with full funding and implementation of the office.

CB2M emphasizes that the Office of Cannabis Business Services should actively work with and support community boards, local licensees, applicants, elected officials, and city agencies to ensure equitable participation in the cannabis industry, promote social and economic equity for communities disproportionately impacted by cannabis prohibition, provide legal, technical, and financial assistance, and monitor and evaluate the implementation of cannabis regulations across the City.

### **Mayor's Office of Community Mental Health**

1. Assign a B-HEARD team to include Community District 2, Manhattan, in its catchment area.

CB2 appreciates that the assignment of B-HEARD teams has been in response to those precincts reporting high cases of “emotionally disturbed persons.” However, the lack of any B-HEARD team in lower or midtown Manhattan relegates thousands to the more intense response by NYPD, which may discourage people from seeking help.

### **Mayor's Street Activity Permit Office**

1. Study the Effects of Full Street Closures for Commercial Events

Allocate funds to enable SAPO to study the effects that full street closures for commercial events have on neighboring businesses and residents. CB2 remains disturbed by the endless proliferation of promotional and commercial events, some with permits; some not; which are occurring regularly especially in SoHo and NoHo. The study should include the impacts on pedestrian access, traffic flow, and the creation of “hot spots”; at the confluence of multiple street closures in close proximity, as compared with other Districts.

### **NYC Health + Hospitals**

1. Assign a SHOW van (Street Health Outreach and Wellness) to treat individuals in the area of CD2.

Health + Hospitals reports that individuals receiving treatment at a SHOW van are more likely to seek further primary care and less likely to visit a hospital emergency room.

### **Office of Management and Budget**

1. Allocate funds for CB2 to hire a planning expert on a case-by-case basis to evaluate applications and make reports to the Land Use and Housing Committee.

Vote: Unanimous, with 33 votes in favor.





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



