

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*

## FULL BOARD MINUTES

**DATE:** November 20, 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, Arturo Fernandez, Mar Fitzgerald, Susan Gammie, Juliet Kaye, Ryder Kessler, Jeannine Kiely, Patricia Laraia, Janet Liff, Benjamin Listman, Paul McDaid, Brian Pape, Matthew Perreira, Donna Raftery, Lois Rakoff, Bo Riccobono, Rocio Sanz, Shirley Secunda, Emma Smith, Dr. Shirley Smith, Sean Sweeney, Susan Wittenberg, Antony Wong Eugene Yoo (33)

**BOARD MEMBERS PRESENT VIA ZOOM AND COUNTING TOWARD QUORUM:** David Gruber, Chenault Spence (2)

**BOARD MEMBERS PRESENT VIA ZOOM AND NOT COUNTING TOWARD QUORUM:** Susan Kent, Eddie Siegel, Frederica Sigel (3)

**BOARD MEMBERS ABSENT WITH NOTIFICATION:** Susanna Aaron, Ritu Chattree, Stella FitzGerald, Cormac Flynn, JJ Herrera, Drishaan Jain, Ed Ma, Erika Olson, Sean Ryan, Monica Desai Weiss (10)

**BOARD MEMBERS ABSENT:** (0)

**BOARD MEMBERS PRESENT/ARRIVED LATE:** Y. (Nina) Chen, Eddie Siegel, Antony Wong, Eugene Yoo (4)

**BOARD MEMBERS PRESENT/LEFT EARLY:** (0)

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

**ELECTED OFFICIALS and REPRESENTATIVES:** US Congressman Dan Goldman; NYS Senator Brian Kavanagh (Sharif Krabti); NYS Senator Brad Hoylman-Sigal (Caroline Wekselbaun); NYS Assembly Member Grace Lee (Hayden Ryan); NYS Assembly Member Deborah Glick (Lane Sohn); Manhattan Borough President Mark Levine (Sowaibah Shahbaz); City Council Member Christopher Marte (Conor Allerton); NYC Council Member Erik Bottcher (Nicole Barth)

## MEETING SUMMARY

Meeting Date – November 20, 2025

Board Members Present – 38

In Person – 33

via Zoom Counting toward Quorum – 2

via Zoom not Counting toward Quorum – 3

Board Members Absent with Notification – 10

Board Members Absent – 0

Board Members Present/Arrived Late – 4

Board Members Present/Left Early – 0

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## PUBLIC SESSION

**Perry L. van der Meer, building manager, owner, resident of the 46 Commerce St. Co-op:**  
Opposes the renovation proposal, including the new fencing, at 46 Commerce Street. The CB2 Preservation Committee should have recommended that the application to be turned down.

**Raha Rafii:** Part-time faculty member at the New School and a proud member of the UAW union. Calling attention to unfair labor practices at The New School, and seeking to protect academic jobs. The New School is in the midst of a restructuring process that is cutting teachers

while preserving top-heavy salaries. The School has imposed a “pause” on admitting new PhD students. Asking local elected officials and Community Boards to stand with the union. Rally tomorrow (November 21) on 5th Avenue between 13th and 14th Streets. Universities should model equity and fairness.

**Michael Haack, with Unite Here:** Protesting the ownership of Babbo restaurant. While engaged in protest outside Babbo with the familiar inflatable rat recently, an individual came out of the restaurant with a sharp implement and stabbed the rat, causing it to deflate. The protest related to the Owner’s involvement with union busting activities. NYPD responded to the rat-slashing incident and entered the restaurant looking for the person who stabbed the rat, but could not locate the individual. NYPD asked the restaurant for the surveillance video, but the restaurant refused to grant access. Babbo has been approved for a temporary liquor license as the restaurant is undergoing a change in ownership. The speaker will be submitting a letter to SLA opposing the change in ownership application.

**Lois Rakoff:** Concert - free and open to the public - on Sunday, December 7th at 4pm, at St. Mark's Church in the Bowery, 131 East 10th Street. No RSVP required. Seating is first come first served. The flyer has been in the E-blast.

**Jeannine Kiely:** Speaking about de-ICING. Seeking volunteers to oppose ICE operations. There is online training available with Empire State Indivisible. Volunteers will work in pairs, canvassing to help local business-owners stay safe against ICE. More of this will take place in the coming weeks. Please reach out to Jeannine to learn more. Materials that are available include window signs for businesses that list individuals’ rights; signs that mark certain spaces as off-limits to the public. ICE can access spaces that the public can access, but not private spaces for employees. This is the easiest canvassing initiative Jeannine has ever done. There is a 100% hit rate, everyone is receptive.

## **ADOPTION OF AGENDA**

The agenda was adopted by acclamation.

## **ELECTED OFFICIALS’ AND REPRESENTATIVES’ REPORTS**

### **U.S. Representative Dan Goldman**

- First full week back after the end of the shutdown. The highlight of this week has been the overwhelming passage of the bill to release the Epstein files. Spent time with the survivors this week. Credit the survivors for their bravery for this progress. Office will continue to advocate for transparency.

- We are out of the shutdown, but the impacts have not disappeared. The central focus of the shutdown was healthcare and the ACA credits due to expire last year. Rep. Goldman was upset by the action of the 8 senators who caved and ended the shutdown. Everyone was disturbed by the Administration's use of starvation to force the end of the shutdown. Rep. Goldman was frustrated because SNAP had been turned on at the point of that vote. Believes that meaningful change could have been extracted if the Democrats had held on for a couple of more weeks.
- The Congressman is leading the fight against the immigration dragnet that Donald Trump is imposing across the country. Outraged by the President's behavior. Office at 290 Broadway is being used as a refuge for families with members who have been detained across the way at Federal Plaza. The No Secret Police Act would require ICE officers to remove their masks. Congressman is one of 12 members who have filed a lawsuit against ICE.
- Continuing to apply pressure to prevent Trump from sending the military into NYC. Has called on the NYPD to intervene and protect New Yorkers.

**Sowaibah Shahbaz, Manhattan Borough President Mark Levine's Office:**

- CB member trainings are available online. Please complete and reach out to Andrew Chang to confirm. Board members may self-certify completion of the training.

**Lane Sohn, Community Liaison, NYS Assembly Member Deborah Glick's Office, 61st District:**

- AM Glick was in Albany today to hold a hearing as the chair of the Committee on Environmental Conservation. The joint committee hearing was convened to discuss replacement of service lines cut due to EPA laws. Discussed any barriers to the replacement deadline.
- December 1st is World AIDS Day. Council for Aging Adults is holding an event.

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

- Turkey drive with Vision Urbana over the Thanksgiving weekend was a success.
- Mailers have been distributed.
- AM Lee joined a letter calling for a timely resolution of discussion with WNBA.

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

- Still accepting brainstorming ideas for participatory budgeting until December 8th. Have about 70 applications so far.
- Office has been working to raise awareness of food resources in the neighborhood.

- GrowNYC farm stands will be closing soon for the winter.
- Office has continued to coordinate with Elizabeth Street Garden and the current administration to preserve the garden and ensure that the 600 units of affordable housing are still on track on alternate sites. CM has been meeting with the incoming administration, and all is moving forward. Lawsuit recently filed by the developer.
- SoHo Arts fund lawsuit. Decision has been appealed. Arguments on the appeal were heard yesterday.

Q: R. Sanz asks if CM is in favor of the COPA Bill? Does the CM realize that the COPA bill will be a nail in the coffin for the real estate business, as well as damaging for small property owners.

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

- As a part of the office's Policy Perspectives series, hosting a conversation about the future of Penn Station with Andy Byford.
- C-M Bottcher's bill requiring that locations that sell guns in NYC display graphic images of the results of gun violence has passed. NYC now leads the nation in calls for meaningful safety regulation relating to guns.
- Advocating for housing that gives preference to artists. Such a preference does not violate the Human Rights law prohibiting discrimination based on occupation.
- There is still time to submit requests for participatory budgeting.
- Housing and SCRIEDRIE clinics continue every month.

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

- Held pet adoption event on November 9th at Tompkins Square Park.
- Shout out to CB2 and NYU for putting on a great Halloween Children's parade last month. Congratulations on 35 years!
- Convened a hearing to look into the rising premiums for residential property insurance across the State. Heard directly from stakeholders. Aiming to publish a report by early next year. Have already introduced two bills to address these rising costs: S8583A to push for transparency around costs. Second bill introduces a cause of action for property owners when underwriters violate provisions of the insurance laws and regulations.

Q: R. Sanz asks what took so long.

A: Sharif explains that the office has been working on this bill for some time. It takes time to understand the complexity of the issue and provide appropriate solutions.

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

- Announced legislation to create new civil penalties for landlords who harass rent-regulated tenants. The legislation would create a new Class D felony for systematic and aggravated harassment of tenants.
- Daniel Hayden was convicted of driving into a crowd of people on the 4th of July last year. Sentencing on December 3rd.
- Announcing youth ambassador program, which is a paid term-time program (\$17/hour) for high school students (sophomores, juniors, seniors). Allows them to stay in contact with local law enforcement.
- Office continues to work with the Village Interagency Task Force on quality-of-life issues as well as coordinating enforcement of drug laws and provision of services to homeless and vulnerable populations in and around Washington Square Park. The recent joint NYC/federal operation resulted in 19 arrests on charges of serious felonies, and the deployment of 60 additional police officers to ensure that the power vacuum in the Park does not attract a new cadre of drug traffickers.

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

- Governor Hochul signed a law to protect students from bullying.
- Office secured 500 turkeys for NYCHA tenants.
- Winding down operations in the Senate office now that the transition to being the next Manhattan Borough President is well underway.. Please reach out with any questions about the transition.

**ADOPTION OF MINUTES**

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

**BUSINESS SESSION**

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

- Thank you to the NYU Community Engagement team and Valentine Goldstein for hosting CB2, and for pulling off a successful Halloween Children's parade! Thank you to Mark and Florence for continuing the popcorn tradition at the parade.
- CBs 1, 2, and 3 met with SLA Chair Lily Fan to discuss licensing, enforcement and other policy issues. The joint meeting is becoming an annual event of benefit to both the Boards and the SLA.

- Joint meeting with DoT and CBs 1, 2, and 3 will go forward on Monday, November 24<sup>th</sup> on the **Canal Street redesign**. The meeting will start at 6; doors open at 5:45 pm. After a short presentation from DOT, the joint Boards will hear public testimony from the public. The meeting will be held in the auditorium of MS 131 at 100 Hester Street. Thanks to Jeannine Kiely and Mark Diller for making this happen.
- Board Member Resignations:
  - Brandt Rosseler has moved out of the district and is no longer eligible to serve on the board.
  - Z. Kazzaz is resigning after several years on the Board, also due to having moved out of the District. Thank you for your service!
    - Zack thanks the Borough President's Office, as well as Erik Bottcher's office, for the opportunity to serve. Expresses gratitude for the Board's leadership and members.
- CB Holiday Party is Monday, December 8th.

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

- Thanks to NYU for making this meeting space available to CB2 through May of 2026.
- Attended a site visit at which the Hudson Square BID gathered ideas for the configuration and use of Spring Street Plaza when a portion of Little Sixth Avenue will be pedestrianized in early 2026. Seeking ideas about how to use this triangle.
- Village Interagency Task Force -meets every other week. Alternating focus on offering services to meet the needs of vulnerable individuals as well as enforcement issues with those who prey upon the vulnerable individuals in one meeting; focus on other quality of life issues in the other meeting – especially concerns and complaints that require cooperation or coordination among more than one City Agency. Grateful to be included in the VITF effort.
- Food Resources Continuing to compile a list of resources for food insecure individuals. At Jeannine Kiely's suggestion, included information on how to donate to these efforts for those who are able. Please share additional resources that should be added to the list.

## **STANDING COMMITTEE REPORTS WITH RESOLUTIONS**

### **CANNABIS**

**Resolution to Deny the Application For  
Elise Pelka Llc / OCMCAURD-2022-0001802 / OCMCAURDP-2024-000123  
D/B/A Flynnstoned Cannabis Company, 388 West Street 10014**

*Oct/Nov 2024: Michael Flynn for Justice Involved NY Inc. (OCMCAURD-2022-000463) d/b/a Flynnstoned Cannabis Company*

**1. WHEREAS**, on October 7, 2024, CB2 was served a Notification to Municipality OCM-06009 (NTM) form for a retail dispensary premises at 388 West Street, 10014, for the corporate entity, Justice Involved NY Inc. doing business as (d/b/a) Flynnstoned Cannabis Company, showing the owner as Michael Flynn as the individual applying for licensure with the Office of Cannabis Management (OCM), Mike Flynn as the signatory, the email contact and phone contact, and Axel Bernaby as Flynnstoned Cannabis Company's retained legal representative; and

**2. WHEREAS**, on October 9, 2024, CB2 sent Mike Flynn an invitation, instructions for the 10/21/24 CLC meeting; and

**3. WHEREAS**, on October 15, 2024, CB2 received a formal "Withdrawal Request for: Justice Involved NY Inc." for the above-referenced 10/7/2025 NTM, and corresponding email address, stating, "Justice involved NY Inc. (175 Peal St. Fl #1, Brooklyn NY 11201) formally requests the withdrawal of the Notification form submitted for an Adult Use Cannabis Dispensary to be located at 388 West St., NY 10014 to Community Board 2 Manhattan sent by Certified Mail on October 4th, 2024. Thank you, Mike Flynn"; and

**4. WHEREAS**, on March 21, 2025, CB2 received an email from Alexis Bronson requesting the above referenced 10/7/2025 NTM submitted for the corporate entity Justice Involved NY Inc.; unbeknownst to CB2 at that time, Mr. Bronson was the CAURD applicant and sole owner of the corporate entity Justice Involved Inc.: and

**5. WHEREAS**, CB2 spoke with Mr. Bronson in order to clarify his right to the NTM document, and he stated he had no association with Flynnstoned Cannabis Company, had never spoken with Mr. Flynn, nor submitted an NTM for his business to CB2; upon confirming that fact, CB2 sent him a copy of the NTM; and

**6. WHEREAS**, in an effort to clarify Mr. Bronson's 3/21/25 statements, CB2 contacted Mr. Bronson and he asked that the following statement be included in this resolution:

*Dear CB2,*

*I am writing to provide formal confirmation that I have submitted a complaint to the New York Office of Cannabis Management's Trade Practices Bureau regarding the unauthorized Notice to Municipality (NTM) filed under my company's name by Michael Flynn (d/b/a Flynnstoned Cannabis Company). As previously discussed, I was contacted by a member of the media about an NTM supposedly submitted by my company. This was the first time I became aware of its existence. After speaking with your office and reviewing the filing, I can confirm the following: I did not authorize, draft, sign, consent to, or*



*participate in this NTM submission. Justice Involved NY Inc. has no business relationship, agreement, or communication with any of the individuals or entities listed on the filing. I had no prior knowledge of this NTM until notified by third parties.*

*The submission misrepresented my company's involvement and constituted an unauthorized and improper use of my corporate identity, including a signature block naming "Mike Flynn" as submitter dated 10/04/2024. I have filed a formal complaint with the OCM Trade Practices Bureau, which has acknowledged receipt and confirmed that the matter is under review.*

*Please let me know if CB2 requires any additional documentation or statements from me.*

*Best regards,*

*Alexis Bronson - President*

*JUSTICE INVOLVED NY*

*INC."; and*

*Oct/Nov 2025 Michael Flynn for Elise Pelka LLC/OCMCAURD-2022-0001802 d/b/a Flynnstoned Cannabis Company At 388 West Street 10014*

**[ELISE PELKA LLC. QUESTIONNAIRE \[2024\]<sup>1</sup>](#)**

**7. WHEREAS**, on October 17, 2024, CB2 received a Notification to Municipality (NTM) form OCM-06009 for an Adult-Use retail dispensary premises for Elise Pelka LLC d/b/a as Flynnstoned Cannabis Company showing Michael Flynn as the individual applying for licensure with the Office of Cannabis Management, Mike Flynn as the signatory, the email contact and phone contact, and Axel Bernaby as Flynnstoned Cannabis Company's retained legal representative; and

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<sup>1</sup> [https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/2024/11/PUBLICQUESTIONNAIRE\\_ElisePelkaLLCdbaFLYNNSTONED\\_388WestSt10014.pdf](https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/2024/11/PUBLICQUESTIONNAIRE_ElisePelkaLLCdbaFLYNNSTONED_388WestSt10014.pdf)

**8. WHEREAS**, CB2, having been led to believe that Mr. Flynn was the applicant and individual having control over Elise Pelka LLC., based on the information provided in the 10/17/24 NTM, included his application to the agenda for the 11/18/2025 CB2 Cannabis Licensing Committee (CLC) meeting and public hearing, and sent an invitation and applicant questionnaire to Mr. Flynn; and

**9. WHEREAS**, Mr. Flynn submitted the CLC questionnaire for Elise Pelka LLC stating therein that he and his "partner" "Jake" would attend the meeting on behalf of the business, and the application for which they were applying as OCMCAURD-2022-000180, which, upon later review, was found to be the license number for Mr. Flynn's FlynnStoned Cannabis

Company at 219 Walton St, Syracuse, NY 13202, not Elise Pelka LLC; and

**10. WHEREAS**, Mr. Flynn submitted a NY DOS Certificate of Incorporation for Flynnstoned Corporation, filing receipt, and OCM Certificate of Licensure also in the name of Flynnstoned Corporation/OCM-CAURD-23-000010, not the business entity submitted to CB2, Elise Pelka LLC (OCMCAURD-2022-0001802); and

**11. WHEREAS**, Mr. Flynn also submitted ownership as “Mike Flynn 50% Elise Pelka 50%”, and corresponding cap table showing the same 50/50 ownership split; that financing would be provided by “Flynnstoned Corp”, and that business under review was engaged in a Goods and Services, Branding or Management Services Agreement; and

## **SCHOOL PROXIMITY: LEGAL RESTRICTIONS & OCM GUIDANCE**

**12. WHEREAS**, since 2/1/2023 the OCM, utilized distance measurement methods that were in violation of restricted proximity to schools, and houses of worship, by instituting a provision that dispensaries could be sited within 500 feet by making schools with front door street names, on a different block or road, than that of the proposed dispensary premises, exempt from legal restrictions, and instituting door-to-door measurements instead of door to property line as specified in the law:

### **OCM GUIDANCE-FOR-ADULT-USE-RETAIL-DISPENSARIES**

**Proximity to School Grounds.** A dispensary cannot be on the same road and within 500 feet of a building and its grounds occupied exclusively as school grounds, as defined in Section 409(2) of the New York State Education Law. This measurement will be taken in a straight line from the center of the nearest entrance of the nearest building occupied as a school, on the school grounds, to the center of the nearest entrance (1) of the premises that the licensee wishes to locate the dispensary at. Only entrances that are regularly used to give ingress to patrons of the establishment will be used to determine distance. Emergency or fire exits, maintenance access, or doors to non-public areas of the premises will not be considered in this measurement.

*(1) For the purpose of measurements between two premises, "entrance" means a door of a school, of a place of worship, or of the premises sought to be licensed, regularly used to give ingress to students of the school, to the general public attending the place of worship, and to patrons or guests of the premises*

*proposed to be licensed, except that where a school or place of worship is set back from a public thoroughfare, the walkway or stairs leading to any such door shall be deemed an entrance; and the measurement shall be taken to the center of the walkway or stairs at the point where it meets the building line or public thoroughfare. "Entrance" does not mean a door which has no exterior hardware, or which is used solely as an emergency or fire exit, or for maintenance purposes, or which leads directly to a part of a building not regularly used by the general public or patrons.*

## **NYS LAW**

### **DISPENSARY TO SCHOOL PROXIMITY RESTRICTIONS**

***Cannabis Law § 72 (6):** No cannabis retail licensee shall locate a storefront within five hundred feet of a school grounds as such term is defined in the Education Law or within two hundred feet of a house of worship."*

***Education Law § 409 (2) defines as school grounds as:** “. . .any building, structure and surrounding outdoor grounds, including entrances or exits contained within a public or private pre-school, nursery school, elementary or secondary school's legally defined property boundaries as registered in a county clerk's office."*

**13. WHEREAS**, CB2, being aware of the OCM’s violation of the law, and the fact that the OCM and Cannabis Control Board (CCB) was in the practice of approving license applications within 500 feet of schools regardless of the law or municipal opinion, asks applicants in its questionnaire to list all, “Schools/School Grounds within 500 ft. radius of your proposed premises, whether or not they are in an exclusive-use building, or on the same block/road of your proposed premises.”, a question to which Mr. Flynn responded, “no schools within 500ft”, yet the proposed premises is, in fact, within 500 feet of the [Village Community School](#) at 272 W 10th St. 10014; and;

**14. WHEREAS**, Mr. Flynn acknowledged via the CLC questionnaire that he had submitted NTMs to other NYC Community Boards, but declined to share what Community Boards or the addresses of the proposed premises for which he had applied; and

**15. WHEREAS**, nearly all documents submitted by Mr. Flynn via the questionnaire were for Flynnstoned Corporation, Flynnstoned Cannabis Company, with each filename ending with “Mike Flynn”; and

## NOVEMBER 18, 2024 CB2 CANNABIS LICENSING MEETING

**16. WHEREAS**, Mike Flynn attended the 11/18/2024 CB2 CLC meeting to present the application for Elise Pelka LLC d/b/a as Flynnstoned Cannabis Company; he was accompanied by Imran Sajid, who, according to Community Board 6 Manhattan’s November 2024 Full Board resolution<sup>2</sup>, is the individual who appeared before its Business Affairs & Licensing as a Principal owner of Celes Walters d/b/a Flynnstoned Cannabis Company at 820 2nd Avenue just 4-week prior; and

**17. WHEREAS**, Mr. Flynn introduced his business “*Flynnstoned*” as having “*over 30 locations across the state - all the way from Buffalo to Long Island. And there’s About four of them in Syracuse to open within the next month Rochester, three within the next two months. Same with Buffalo, Oswego, Binghamton, and ... a handful in Manhattan as well.*” Including in Brooklyn, Auburn, New York.

**18. WHEREAS**, when asked Mr. Flynn made reference to Elise Pelka, the licensee, as “a silent

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<sup>2</sup> 2024-11-13 - BALC - Reso of Obj for Nw lic to oper cnnbs rtl dspnsry for Celes Walters w Mike Flynn at 820 2nd Ave-1.pdf

partner” who “doesn’t know anything about the business” and is “just another member” of a “private program” he put together; and

**19. WHEREAS**, when asked Ms. Pelka’s “silent partner” status in relation to the 50/50 ownership he submitted, and the minimum 51% legal True Party of Interest (TPI) ownership and control and majority ownership requirements for CAURD licenses, Mr. Flynn stated that “he misspoke”, and that “it’ll be roughly” 50/50, that the brand licensing agreement between he and Ms. Pelka was not yet finalized, and “when this finally gets approved we’ll talk about percentages.” and

**20. WHEREAS**, Mr. Flynn confirmed that his contractors were working on the proposed premises prior to the meeting, and having witnessed the proposed premises under construction prior to the meeting, CB2 checked with the Department of Buildings but found no permits for the site: and

**21. WHEREAS**, when asked about the construction work underway at the proposed premises, Mr. Flynn then said that it was preliminary work and invited the committee to refer to the landlord for further information; and

**22. WHEREAS**, when asked about multiple incidents of publicly documented unlicensed on-site consumption at his Syracuse dispensary, Mr. Flynn stated that “It must have been a private party”; and

**23. WHEREAS**, when asked about public videos of himself smoking within the licensed premises, Mr. Flynn stated, “You know that’s a smoke lounge up there, right? That’s why I smoke up there. Why would I not?”, to which the committee stated “Because, it’s not legal”, to which Mr. Flynn responded, “No, no, no, no, no - it’s legal for me to consume whatever I want to do there... I can do whatever I want in the consumption lounge up there”; and

<https://flynnstoned.com/dispensaries/new-york/syracuse-armory-square/#lounge-delivery>

The screenshot shows the top of the FlynnStoned Cannabis Company website. The header is dark with the company logo on the left, a menu of hours for various locations in the center, and links for 'MY ACCOUNT', 'SYRACUSE', 'Shop', 'Shop by Category', 'About Us', and 'Dispensaries' on the right. Below the header, the 'Address' section for the 'FlynnStoned Dispensary in Armory Square Syracuse – Recreational Cannabis' is displayed, including the address '219 Walton St. Syracuse, NY 13202' and a 'Get Directions' button. To the right, the 'Phone' number '+1 (315) 299-9334' is shown with a 'Call Now' button. Below this, the section 'The Lounge & Delivery Services' is titled, followed by a paragraph describing the lounge and delivery services offered at the location.

**FLYNNSTONED**  
CANNABIS COMPANY

Sunday

10:00 AM – 10:00 PM  
10:00 AM – 10:00 PM  
10:00 AM – 08:00 PM

MY ACCOUNT SYRACUSE

Shop Shop by Category About Us Dispensaries

**Address:**  
FlynnStoned Dispensary in Armory Square Syracuse – Recreational Cannabis  
219 Walton St.  
Syracuse, NY 13202  
[Get Directions](#)

**Phone:**  
+1 (315) 299-9334  
[Call Now](#)

## The Lounge & Delivery Services

FlynnStoned Armory Square offers more than just premium cannabis—we’ve created services designed to meet you where you are. **The Lounge** provides a licensed, comfortable space where adults 21+ can enjoy products on-site, connect with the community, and attend special events. Can’t make it in? We offer licensed cannabis delivery throughout the Syracuse area, bringing your favorite products directly to your door with speed and discretion.

**24. WHEREAS**, when asked about the five schools and multiple child-sensitive buildings and areas in the immediate vicinity of the proposed premises, instead of answering, Mr. Flynn stated, “I think you’re just really hateful about this whole thing” and “Yes, I’m aware of all the schools, okay? Let’s just move on”; and

**25. WHEREAS**, Mr. Flynn failed to submit a DOB Certificate of Occupancy or Letter of No Objection for the proposed premises, but submitted instead a letter from the landlord; and

**26. WHEREAS**, when made aware of the considerable opposition received by CB2 and district electeds, his history of failing to perform community engagement in CB2, local opposition to Flynnstoned dispensaries by other Community Boards and their residents, and the concerns voiced by the CB2 residents of nearby and congruent buildings during public comment, about the site’s proximity to schools, Hudson River Park, the bus stop directly in front of the proposed premises predominantly used by school children, and West Village Houses, Mr. Flynn described his prospective neighbors as “uneducated”; and

**27. WHEREAS**, following public comment, during business session, the CLC deliberated and determined the application unsuitable for approval and voted to recommend denial, via [Resolution to Deny the Application for Elise Pelka LLC d/b/a Flynnstoned](#) which was adopted by the Full Board of CB2 and submitted to the OCM and CCB; and

## **NOVEMBER 10, 2025 CB2 CANNABIS LICENSING MEETING**

*Oct/Nov 2025 - Elise Pelka for Elise Pelka LLC/OCMCAURD-2022-0001802 d/b/a Flynnstoned Cannabis Company At 388 West Street 10014*

1. **WHEREAS**, on September 22, 2025, CB2 was served a Notification to Municipality OCM-06009 (NTM) form for a retail dispensary premises at 388 West Street, 10014, for the corporate entity, Elise Pelka LLC/OCMCAURD-2022-0001802 (d/b/a) Flynnstoned Cannabis Company, showing Elise Pelka as the individual applying for licensure with the Office of Cannabis Management (OCM), Elise Pelka as the signatory, the email contact and phone contact, and Michael Levine as the retained legal representative; and
2. **WHEREAS**, CB2, as is its regular process, submitted and was approved for an extension to submit comment to the OCM; and
3. **WHEREAS**, this was third submission of 388 West St. 10014 for Flynnstoned Cannabis Company and the first from Ms. Pelka; previous NTM forms were submitted by Michael Flynn for applications belonging to Justice Involved Inc. and later Elise Pelka LLC were withdrawn or deemed void by the OCM; and
4. **WHEREAS**, on October 24, 2025, CB2 sent Ms. Pelka an invitation, instructions for the 11/10/25 CLC meeting; and
5. **WHEREAS**, at the meeting, Ms. Pelka identified herself as the sole owner of the proposed dispensary and sole license applicant, and was accompanied by her “friend”, Jonathan Gutierrez, who said he owns and operates a dispensary called [The](#)

[Cannabis Reserve](#) in New Rochelle, which opened September 10, 2025; and

6. **WHEREAS**, Ms. Pelka described the business model as a “brand-licensing agreement” with Michael Flynn, with Mr. Flynn being an advisor providing capital and branding, and herself making operational decisions while retaining 100 % ownership; and
7. **WHEREAS**, Ms. Pelka stated and confirmed the Mr. Flynn was providing all funding for the dispensary including the buildout, inventory and start-up money; and
8. **WHEREAS**, clause 63 of the lease submitted and signed by Ms. Pelka, Michael Flynn, and his spouse, Angela Flynn, making Ms. Pelka the tenant and the Flynn’s Guarantors for 388 West St. 10014 reads, “*Guaranty. In order to induce Landlord to enter into this Lease with Tenant, Tenant hereby agrees to cause Michael Flynn and Angela Flynn (jointly and severally, “Guarantor”) to execute and deliver the Guaranty annexed hereto as Exhibit B. Tenant hereby represents and warrants that the Guarantor [Michael and Angela Flynn] owns at least fifty percent (50%) of the stock or other ownership interest of Tenant.*”; and
9. **WHEREAS**, when made aware of the differences in the first lease submitted by Mr. Flynn for her business in 2024, and the lease she submitted in 2025, she stated “I will provide the revised lease that removes any restrictive clauses.”; and
10. **WHEREAS**, when questioned about signage, based on the non-compliant neon flower images which are the brand logo of all Flynnstoned stores, Ms. Pelka said, “We will not display neon flower signs or other marketing that targets youth. The branding will be subdued and compliant with OCM advertising rules.”; and
11. **WHEREAS**, the Committee raised additional operational questions about Landmark Preservation Commission (LPC) compliance, staffing levels (the roles and numbers for which she seemed unclear), 2AM closing time, and the potential for a consumption lounge based on documented on-site consumption at Flynnstoned Greenpoint and Flynnstoned Syracuse (Armory Square); and
12. **WHEREAS**, when asked if she had participated in any of the trainings or incubators available to CAURD licensees and applicants that would best prepare her to open and run her business , Ms. Pelka replied she had not; and
13. **WHEREAS**, during review of Ms. Pelka’s submitted materials she appeared unfamiliar with much of what was shared, including the terms of her lease and brand licensing agreements, anything about the area in which she hopes to operate, including any of the schools in the vicinity; and
14. **WHEREAS**, the lease submitted for this meeting differs from the lease reviewed in the prior year and contains an exit-clause that could effectively bind the applicant to the

brand-licensor, raising concerns about independent control required for a social-equity license; and

15. **WHEREAS**, when questioned about the True Party of Interest (TPI) compliance of the documents submitted, Ms. Pelka appeared unfamiliar with the terms of her lease or Brand Licensing agreement; and

16. **WHEREAS**, during public session, the good-governance group, [City Club of New York](#) President, Layla Law-Gisiko, gave the following testimony:

“[this] application raises... three good government concerns that, in our view, warrant a denial or, at minimum, a hold pending verification. The first is that the proposed dispensary would be located in close proximity to Village Community School, an elementary school serving children from K to 8th grade...the proposed dispensary would be within 500 feet of the school in non-compliance with state law as initially passed. The second concern is that according to the state's own licensing and verification records, the same applicant or its True Parties of Interest, namely Michael Flynn, appears connected to at least 14 Adult Use Retail Licenses in New York State. If accurate, that exceeds the legal limit, which caps a person's financial or controlling interest at three retail dispensary licenses. That is not a technicality as it goes to the heart of a fair competitive market and public trust in the licensing process. Third, Michael Flynn, a True Party of Interest of the applicant, already operates a store at 206 8th Avenue..., that address is approximately 450 feet from PS11, a public school [in CB4]. This raises the obvious question of proximity compliance. The burden should not fall on a community board to resolve these discrepancies. It should be on the applicant and the state to demonstrate unequivocal compliance. So the City Club of New York's request is straightforward: We require a written confirmation from the Office of Cannabis Management that first of all this site is more than 500 feet from school grounds under the governing standard. two, that the applicant's ownership and true party of interest structure complies with the three license limits. And, short of these steps, we urge community board 2 to deny the application. Licensing must be done carefully so legal cannabis can coexist without harming a young population and also without eroding confidence in how our rules are enforced. And, I would add, that I am personally a little bit disappointed that the applicant herself has taken a passive role in this hearing. This is the opportunity to be heard and unfortunately I personally cannot say that I have heard the applicant.”;

and

17. **WHEREAS**, CB2 received further written and in-person opposition from local residents, VCS parents, former VSC faculty, and families living in West Village Houses voicing



concerns about the business name “Flynnstoned” and large neon cannabis flower signage being be attractive to minors, exposure to children to proposed dispensary’s proximity to schools and the bus stop, the building being in a historic district with renovations not respecting the landmarked façade and historic streetscape, and manner in which business will be conducted, with one neighbor stating “the licence should be denied...I see no clear community benefit beyond profit.”; and

## **SCHOOL PROXIMITY**

18. **WHEREAS**, the OCM’s previous proximity guidance that allowed dispensaries within 500 feet of a school had been corrected in July, but a lawsuit by impacted licensees, including Elise Pelka LLC resulted in an injunction preventing the NYS State from enforcing legal proximity restriction until February 15, 2026;

**THEREFORE, BE IT RESOLVED**, Community Board 2 (CB2), again, strongly recommends **denial** of the Adult-Use Retail Dispensary License application for Elise Pelka LLC / OCMCAURD-2022-0001802 d/b/a as Flynnstoned Cannabis Company at 388 West Street 10014 due to concerns about the manner in which the business will operate, the true ownership and control of the business, and the close proximity to multiple schools, and the proposed premises being within the restricted proximity of the Village Community School, and that this recommendation be deemed part of the record upon which the Office of Cannabis Management (Office) makes its recommendation to the Cannabis Control Board (Board) to grant or deny the application per §76 section 4 of NYS Cannabis Law.

**Vote:** Passed, 34 Board Members in favor, 3 abstentions (V. De La Rosa, R. Sanz., E. Smith)  
Adopted 11/20/25

## **EXECUTIVE COMMITTEE**

### **Perimeter Demarcation for Sidewalk Cafes with a Single Row of Two-Tops**

**WHEREAS**, Manhattan Community Board 2 (CB2) has consistently supported the evolution of the city’s outdoor dining program with sidewalk cafes and roadway cafes setups that are appropriately scaled to enhance the streetscape and promote the local economy without compromising pedestrian safety or accessibility;

**WHEREAS**, the Dining Out NYC program includes requirements for a perimeter demarcation of sidewalk cafes, regardless of the cafe size, cafe configuration of tables and chairs, or sidewalk width;

**WHEREAS**, sidewalk cafes consisting solely of a single row of two-top tables (one table with two chairs) placed directly against and parallel to the building facade, compliant with Americans with Disabilities Act (ADA) and meeting existing clear path requirements, pose minimal obstruction to pedestrian flow and are configurations typical of long-standing, neighborhood-scale dining establishments in Manhattan Community District 2;

**WHEREAS**, Manhattan Community District 2 had the highest number of sidewalk cafes in the city during the pre-pandemic sidewalk cafe program, the highest number of sidewalk and roadway cafes in the city during the temporary Open Restaurant Program, and continues to have the highest number of sidewalk and roadway cafes in the Dining Out NYC program;

**WHEREAS**, requiring perimeter demarcations for a minimal configuration of a single row of two-top tables (one table with two chairs) placed directly against and parallel to the building, which meet both ADA and existing clear path requirements, introduces unnecessary clutter and narrows the usable pedestrian clear path, contrary to the program's goals of providing an accessible use of the sidewalk;

**THEREFORE BE IT RESOLVED** that Manhattan Community Board 2 recommends that the Dining Out NYC program exempt sidewalk cafes consisting solely of a single row of two-top tables (one table with two chairs) placed directly against and parallel to the building facade which meet both ADA and clear path requirements from the perimeter demarcation requirement, provided that all other accessibility and clear path standards outlined in the Dining Out NYC rules are met.

**Vote:** Passed, 30 Board Members in favor, 8 against (A. Brandt, A. Brenna. S. Gammie, P. Laraia, B. Pape, C. Spence, S. Sweeney, E. Yoo).

## **LANDMARKS 1**

**1. \*18-20 Christopher St. (Greenwich Village Historic District)– Application is to legalize installation of shutters, windows, and entrance transom that do not conform to the approved LPC permit.**

**Whereas:**

- A. This application did not originally have a public hearing before the CB2 Landmarks Committee, the work was approved by LPC, and it is only now, in order to resolve violations for work that varied from what the Commission had approved, that the Committee is being asked to review the work; and
- B. In order to evaluate requests for recommendation, the Committee's practice is to review the existing conditions requiring legalization according to the same standards that would have been used had the work been presented in a regular application; and
- C. The non-historic windows, the very considerably modified design of the dormers, and the absence of hinges on the shutters do not meet the standard for a recommendation of approval; and
- D. The entry transom appears to be a reasonably faithful reproduction of the existing transom; now

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

- A. That the application be revisited by the Commission; and
- B. That the dormer and dormer windows be reconstructions of the original condition historic designs; and
- C. **Approval** of the transom window.

**Vote:** Unanimous, 38 Board Members in favor.

**2. \*432 Hudson St. (Greenwich Village Historic District) – Application is to restore the front façade, remove metal fire escape, replace windows, install shopfront at street level, add stair bulkhead & mechanical equipment at roof level, construct 2-story extension at rear yard, install terrace pavers and window monitors at existing roof over 1st floor in rear yard.**

**(Laid Over)**

**3. \*59 Morton St. (Greenwich Village Historic District) – Application is to construct a 2-story rear addition and replace the existing rear windows.**

**(To be Reviewed at Staff Level)**

**4. \*252 W. 11th St. – Application is to replace windows, create new windows and door openings, reframe roof to make it level, install new railing at roof, renovate the rear yard, repair small retaining wall, install a new roof bulkhead, install new rooftop mechanical units (also vents), rebuild bay window, fill in existing through-wall ac units, brownstone repairs, paint/repair door, paint/repair railings/fence and extend existing curb under fence, replace and relocate light fixtures**

**Whereas:**

- A. The building is being restored to single family use from the current multi-family configuration; and
- B. The building has been poorly maintained and much of the proposed work is to make necessary restoration and repairs; and
- C. The west facade current condition is original full size historic blind windows and the proposal is to replace them with non-historic half size windows at the sides at each position in order to accommodate the relationship of the existing chimney flues and this disturbs the original design of blind windows, which are prevalent at the street -facing sides of row houses in the district; and
- D. The wood trim for windows and the front door is black, and the door would be better in an approved color typical of the neighborhood; and
- E. The garden will be restored with bluestone; and
- F. Mechanical equipment is optimally placed, not visible from the street, and stair bulkhead is clad in vertical metal siding in an objectionably dark color, making it more obtrusive than necessary; and
- G. There are appropriate lighting fixtures at the front and garden; now

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

- A. **Approval** of the general restoration, black trim, excepting the front door, garden design, and lighting fixtures; and

- B. **Denial** of the black color for the front door and that it be in an approved historic color similar to examples in the district; and
- C. **Denial** of the proposed narrow windows on both ends of the west facade and that the blind windows remain at the front and full-size windows be inserted into the blind window recesses at the rear; and
- D. That the stair bulkhead be made less obtrusive by being painted in a lighter approved historic color.

**Vote:** Unanimous, 38 Board Members in favor.

**5. \*48 Commerce St. – (Greenwich Village Historic District) – Application is to restore the front façade at basement through level 3, remove and replace front facade at level 4 with new dormer and mansard roof, restore cornice to the front facade, replace metal stoop, replace windows, replace door at basement, replace door and transom at level 1, add gas lantern on post, remove and add windows on south facade, remove and add windows on rear facade, add stair bulkhead & mechanical equipment at roof level, install terrace pavers on pedestal system at new roof.**

**Whereas:**

- A. The building lies in a special corner of Greenwich Village in a street with the oldest house in the village, the Cherry Lane Theatre and the notable “two sisters” houses; and
- B. The building is being restored to single family use from the current multi-family configuration; and
- C. Replacement of windows is to be reviewed by Commission staff; and
- D. The fourth-floor addition façade aligned with the original front facade is proposed to be replaced with a light-colored mansard roof, awkwardly placed on, rather than behind, the cornice, and an ill-proportioned narrow central white dormer with a pointed top; and
- E. A roof deck behind the mansard is not visible; and
- F. Mechanical equipment is on the northwest corner of the roof directly below the windows of a neighboring building and could be repositioned to the opposite side; and

- G. The wide bulkhead in zinc coated copper is visible from public thoroughfares and is typical of the visible bulkheads in the neighborhood; and
- H. The rear facade parlor basement and parlor floor windows are full width and typical of the neighborhood; and
- I. The garden is to be excavated to a depth of 12” and clear of the property line and the applicant represented that it does not require underpinning of neighboring properties; and
- J. The curved metal front stairs are to be replaced with a similar design; and
- K. The basement security bars are of an unacceptably modern design following the pattern of the window mullions rather vertical spindles with historic reference; and
- L. An unusually wide and impractical security gate is proposed and would better be a typical double, self-closing gate; and
- M. A member of the public spoke against the positioning of the mechanical equipment and the stair bulkhead; now

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

- A. **Approval** of the mansard and dormer provided that the mansard is set behind the cornice, the dormer is wider and generally better proportioned, and that the mansard is in a subdued historic color; and
- B. That the mechanical equipment be repositioned to the southwest corner of the roof away from neighboring windows and that suitable measures are taken to shield the noise from surrounding buildings; and
- C. **Approval** of the rear basement and parlor floor windows and the rear garden excavation provided that care is taken to preserve the integrity of adjoining properties and the subject property; and
- D. **Approval** of the replacement curved metal entrance stairs similar to the existing stairs; and
- E. **Denial** of the wide security gate and that it be replaced with the usual double self-closing design; and
- F. **Denial** of the basement window bars and that they be of historic spindle design in keeping with the stair railings.

**Vote:** Unanimous, 38 Board Members in favor.

**6. \*83 & 85 Sullivan St. (Sullivan-Thompson Historic District.) – Application is to combine the two houses, install new two-over-two wood windows, new shutters, reconstruct the deteriorated side and rear walls at 85 Sullivan, excavate at the rear yard, and install new additions at the roof, rear, and side alley.**

**Whereas:**

- A. The two houses, 83 and 85 Sullivan Street, were built as identical row houses in 1825 following an 1819 fire that destroyed the original buildings. They are located within the Sullivan-Thompson Historic District and were designated as individual landmarks in 1973, prior to the creation of the district in 2016; and
- B. It is a policy of the Landmarks Commission that the designation as an individual landmark that lies within a landmark district adds an extra layer of protection for the property and an expectation that owners exercise diligence in preserving these special historic buildings; and
- C. The rare pair of buildings is among the few remaining row houses that were prevalent prior to the area's industrialization and are additionally rare in being designated as a pair; and
- D. The demolition of 87 some years ago and the site's now being used as a parking lot creates an unusual degree of visibility of the garden of 85; and
- E. Throughout the two buildings, considerable restoration will be required. In particular the rear and north facades of 85, vacant and neglected for a number of years, are represented by the applicant as too deteriorated to be repaired and must be rebuilt; and
- F. The extension at 83 and the stucco small addition to 85 are to be removed; and
- G. The design for windows on the rear facades is in a disorderly configuration of a combination of past intervention and new placements and have no reference to historic design; and
- H. The single pane modern windows amplify the unsuitability of the rear fenestration and are unacceptable; and

- I. The rear step-back extension side wall in adobe colored stucco is blatantly visible which further emphasizes their unsuitability and destruction of the integrity of the building; and
- J. The modern glass extension with hanging garden balconies is alien to the building and the very sense of historic preservation with the visibility of the rear facades through the glass makes them an artifact on display rather than honoring the purity of the original buildings; and
- K. There is a deep cellar excavation below the extension, some of which requires underpinning of adjacent properties and a smaller excavation for the elevator on the south side of 83 which requires underpinning of the adjacent house; and
- L. The alley (horse walk) is proposed to be enclosed with an unsuitable entrance that denies its historic appearance; and
- M. The front facades will be repaired and new windows of historic design and shutters are to be installed and certain detailed drawings and designs were missing from the presentation; and
- N. Designation Photos show different front doors and a 1940 photograph provides design for the proposed replacements; and
- O. The proposed very large penthouse makes little distinction between the two houses, serves to unite the appearance rather than preserve the separation of two houses, and is completely visible from public thoroughfares and overwhelms the modest houses; and
- P. The proposed copper material is being used in a manner without precedent in the district, unduly asserts itself with a vast, highly visible area, and underlines the non-historic interventions prevalent in the overall design; and
- Q. Throughout the presentation the applicant was unable to provide details of materials, designs, and other matters which made proper evaluations impossible in a number of instances; now

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



- A. **Approval** of the rebuilding of the masonry of the rear and north facades of 85 and the removal of the extensions; and
- B. **Denial** of the window configuration and modern one pane windows in the rear facade and that the configuration follow historic design of punched double hung windows with tripartite placement and that the windows be historic wooden double-hung design and size; and
- C. **Denial** of the rear extension with its highly visible side walls, astonishingly inappropriate glass walls, balconies, hanging garden plantings and relighting of the rear facade as an artifice; and
- D. **Approval** of the excavation of the new cellar and elevator provided that care is taken to follow engineering principals and regulations with the underpinning for the integrity of adjacent properties and the subject property; and
- E. **Denial** of the street facing entrance to the alley (horse walk) and that it be preserved in the historic manner; and
- F. **Approval** of the front facade restoration, shutters, windows, and doors provided that Commission staff ensure that the details, missing from the presentation at the public meeting, are appropriate; and
- G. **Denial** of the rooftop addition as overly large with a highly visible roof in an inappropriate copper material, and erasing the important distinction of two separate buildings; and
- H. That throughout Commission staff verify the appropriateness of details such as materials and colors missing from the public meeting presentation.
- I. That the commission take "no action" on the application at this time and instruct the applicant to return to the Community Board Landmarks Committee with a revised application that respects the preservation of these historic houses and affords them the special consideration due any landmark property and especially a pair of individual landmarks.

**Vote:** Unanimous, 38 Board Members in favor.

## LANDMARKS 2

**1. \* 41-43 Mercer St. (SoHo Cast Iron Historic District) – Application is to demolish an existing garage at #41 and construct a new building in its place and to combine the new building with #43 which is to have a rooftop addition and storefront alterations.**

### **Whereas:**

- A. The proposal includes demolishing the non-historic garage building, lately used as an antique shop, at 41; and
- B. The house at 43 has had several enlargements over time and most recently was converted to industrial use; and its intricate, historic fire escape is to be retained; and
- C. The design for the 41 facade in off-white aluminum is drawn from an existing building and rendered with contemporary modifications of the proportions, pilasters, detailing and varying ceiling heights all of which, apart from detailing in certain pilasters, are appropriate to the district; and
- D. Certain pilasters are fitted with glass window panels which disturb the rhythm of the strictly historically regular facade and would present an odd, decorative appearance and would call undue attention to themselves when lit in the evening; and
- E. The ground floor at 41 is two central fixed windows with doors on either side and the spacing of infill with windows continues through the upper stories, giving a vertical thrust typical of So-Ho cast iron buildings; and
- F. At 43 there is typical contemporary infill with a large central plate glass show window with flanking entrances and it disturbingly has no bulkhead, a feature shown in the examples presented by the applicant and are a historic feature prevalent in the district; and
- G. The roof-top extension at 43 is a full-width artist skylight with setback sixth and seventh levels which are not visible from the front of the building and minimally visible from a block away along an alley; and

- H. The existing rear facade is four stories and the addition above is a continuation of the existing front floors; and
- I. There is a minimal ramp at 43 for accessible entrance; and
- J. The cellar is 10' high and no excavation or underpinning will be required; and
- K. The distinctively different design of the facades commendably keeps the appearance of two separate, unrelated buildings; and
- L. Members of the public spoke in support of the application; now

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

- A. **Approval** of the facade design and overall design of 41 with the exception of the pilasters with glass windows; and
- B. **Denial** of the inappropriate pilasters with glass windows and that they be replaced with pilasters identical to the solid examples elsewhere the facade; and
- C. **Approval** of the facade and extensions of 43 with the exception of the ground floor infill; and
- D. **Denial** of the ground floor infill at 43 and that the infill be framed in wood with substantial bulkheads found elsewhere in similar buildings in the district.

**Vote:** Unanimous, 38 Board Members in favor.

**2. \*79 Christopher St. (Greenwich Village Historic District) – Application is to construct a visible rooftop addition, raise the west side roof parapet for the addition, raise and construct a brick chimney at the east side, install visible south and west rooftop guardrails, and alter the rear facade window openings**

**Whereas:**

- A. The house is 16' wide, tapering narrower toward the rear and build as a rectory for the adjoining church; and
- B. The proposed rooftop addition is set back from the front facade in line with the front of the existing stairwell and the existing end curved stair configuration is to extend to the roof; and
- C. The penthouse is in brick with a peaked metal roof and occupies the full width of the house and the roof design and width were represented by the applicant as being required by fire department regulations for access to the back of the roof; and
- D. The front wall is full length windows framed in wood and there are open arch "wing" returns at the east and west of the windows; and
- E. A new rear chimney is at the rear of the addition, and both chimneys are extended to meet code requirements; and
- F. A parapet is added and railings are added at the front; and
- G. The material is brick similar to the existing material with a metal roof; and
- H. The full view of the penthouse from a medium distance on a public thoroughfare is amplified by its unusual design with a peaked roof and there is lesser visibility from nearby; now

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

- A. Denial of the penthouse unless it is moved to the rear of the staircase landing with a usual sloped roof for the portion of the staircase forward of the landing and that, fire department regulations permitting, the rest of the roof be flat, all to minimize visibility; and
- B. Approval of the parapet, railing, and chimney extensions.

**Vote:** Unanimous, 38 Board Members in favor.

**3. \*390 Avenue of the Americas** (Greenwich Village Historic District) – Application is to replace the existing 2nd and 3rd floor ribbon fixed windows, replace ground floor entrance storefront, install new windows and doors, enlarge the stair bulkhead, add privacy fences on 3rd floor and rooftop.

**Whereas:**

- A. Two buildings will be combined, and the upper floors will be converted to residential and the lower floors commercial; and
- B. The windows on the front (west) facade are to be changed to a similar design in the existing openings with overly narrow side casements for ventilation in the residential floors and new similar casement windows in secondary facades; and
- C. Privacy screens 6' high in a dark grey wood patterned composite material are, on both buildings, highly visible from public thoroughfares; and
- D. There is a modest addition toward the northeast corner for egress and, though moderately visible blends into the surrounding roofscape; now

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

- A. The approval of the installation of the front facade casement windows provided that they are wider to present a better proportion in the strip openings, and approval of the secondary facade windows as presented; and
- B. Approval of the privacy screens that, though visible, do not disturb the roofscapes; and
- C. Approval of the modestly visible egress addition at the roof.

**Vote:** Unanimous, 38 Board Members in favor.

**LAND USE**

**Resolution Calling for a Master Plan for Gansevoort Square to Expand the Project Site and Maximize Affordable Housing on Public Land**

**Whereas:**

1. Community Board 2 Manhattan (CB2M) has passed three resolutions on the Gansevoort Square project: December 2024, January 2025, and April 2025.
2. Since CB2M first learned about the project in October 2024, the Board has taken a more comprehensive review of the site and its surroundings. This parcel is one of the few publicly-owned sites in Community District 2, and therefore, its redevelopment should maximize the public benefit to the fullest extent possible;
3. CB2M remains committed to supporting the Whitney Museum while still taking advantage of this rare opportunity to maximize affordable housing opportunities;
4. With the exit of the remaining meatpacking companies in the summer of 2025, deindustrialization of the area has now occurred. This is a critical time to rethink the evolution of the neighborhood, including requisite infrastructure to support new residential uses and evaluating the impact of new structures in a FEMA-designated Special Flood Hazard Area and their effect on older structures that do not meet modern flood-mitigation standards;
5. The surrounding network of streets, Gansevoort Street, Little West 12th Street, 9A, 10th Avenue, 14th Street, and Washington Street, is a complex and outdated street grid that no longer needs to serve an industrial use;
6. CB2M has identified a larger area for consideration – from Jane Street on the south to the south side of West 14th Street on the north and from Washington Street on the east to 9A on the west – containing several parcels of state-owned property (both current street beds that were needed for the meatpacking trucks and some state-owned parcels in the proposed study area) that could be combined with the Gansevoort Square project to increase the land available for housing. Incorporating these publicly-controlled areas into the Gansevoort Square site would significantly increase the land available for housing and eliminate the large expanses of public space ignored in the current configuration;
7. The current plan does not provide these public space and connectivity features:
  - a. A better connection between the inland and the waterfront / Hudson River Park; currently, it is difficult to access the waterfront from this area.
  - b. An improved use of space if the various street beds are available for the project.
  - c. An improved streetscape.
  - d. An extension of the streetscape out to 9A allows the Meatpacking District to connect to 9A in the same graceful way as the other areas to the North and South do (the far West Village and Chelsea, in CB4M).

8. Demapping the streets in this area could lead to a better utilization of the space, now that the deindustrialization of the Meatpacking District has occurred;
9. The current plan proposes an inadequate amount of affordable housing that does not provide the level of public benefit appropriate for a project of this scale on city-owned land;
10. NYCEDC's press release dated October 31, 2025 identified Kinwood Partners as the project's "emerging developer." NYCEDC's Emerging Developer Guidelines define an "emerging developer" as a firm with limited experience and having barriers to entering the industry;
11. The RFP states that NYCEDC is "committed to increasing the participation of emerging developers and non-profits in City development projects" and that "respondents are encouraged to consider including emerging development firms";
12. Subsequent coverage reported by *The Real Deal* on November 17, 2025 raised substantial concerns that the firm's principal was formerly the Chief Operating Officer of a multi-billion-dollar developer and does not meet the intent of the Emerging Developer Guidelines;
13. Former NYC First Deputy Mayor Alicia Glen has stated that the choice of Kinwood Partners is "appalling and disgraceful";
14. The article raises questions that call for clarification:
  - a. Was the "emerging developer" designation misapplied?
  - b. If the "emerging developer" designation was misapplied, does this materially compromise the completed selection process?
  - c. How much of a factor was the "emerging developer" in the RFP scoring process?
  - d. How did Kinwood Partners compare to the "emerging developers" on the other short-listed development teams?

**Therefore be it resolved** that Community Board 2 Manhattan is calling for the development of a Master Plan to expand the project site for the area bounded by Jane Street on the south, West 14<sup>th</sup> Street on the north, Washington Street on the east and 9A on the west that addresses the following:

- incorporates adjacent public parcels and obsolete streetbeds to expand the developable area;
- maximizes affordable housing on public land;
- reconfigures the outdated industrial grid, including potential street de-mapping to improve circulation and safety;
- strengthens connections to Hudson River Park and improves the streetscape and open space;

- evaluates utilities and flood-resilience needs within the FEMA Special Flood Hazard Area;

**Therefore be it further resolved** that CB2M insists that any planning process include meaningful community involvement with the immediate and adjacent neighborhoods.

**Therefore be it further resolved** that, based on the new information and concerns about the “emerging developer” that may have materially compromised the selection process, CB2M recommends reassessing the Kinwood Partners selection as an emerging developer and urges that future assessment of emerging developers focus on truly bringing new entrants into New York City’s developer market.

**Vote:** Passed, 31 Board Members in favor, 4 against (C. Dignes, J. Liff, R. Sanz, E. Siegel), 3 abstentions (Y. Chen, R. Kessler, E. Smith).

## SCHOOLS AND EDUCATION

### A Resolution to Restore the Performing Arts Program at 75 Morton

1. **Whereas,** [75 Morton](https://www.75morton.org/)<sup>1</sup> is a diverse and inclusive zoned middle school that serves a wide range of learners and is a vital educational institution in our community; and
2. **Whereas,** the school has a demonstrated history of success in preparing students for specialized high schools, including those requiring auditions in the visual and performing arts; and
3. **Whereas,** a dedicated, in-school performing arts program is an essential component of a well-rounded education, fostering creativity, confidence, and collaborative skills in students; and
4. **Whereas,** the loss of a full-time performing arts teacher has created a significant gap in the school's curriculum and diminished a key asset that attracts and nurtures artistically talented students;

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<sup>1</sup> <https://www.75morton.org/>



5. **Whereas**, 75 Morton is committed to strengthening its enrollment and community standing, and the revival of its performing arts program is key to enhancing its appeal and competitiveness as a premier middle school option.

**Therefore, be it resolved that** Community Board 2 strongly supports the parents, faculty, and administration of 75 Morton in their efforts to secure the necessary funding and resources to reinstate a dedicated, curriculum-based performing arts program; and

**Be it further resolved that** CB2 urges the New York City Department of Education and relevant city officials to partner with 75 Morton to restore this critical program, ensuring every student has access to a comprehensive arts education.

**Vote:** Unanimous, 38 Board Members in favor.

### **SLA 1 LICENSING**

**1. LB All Day LLC dba See No Evil 11 Waverly Pl, corner store 10003 (WBC–RW)**  
*(previously unlicensed)*

- i. **Whereas**, the Applicants appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate an Italian pizzeria restaurant in the ground floor of a 13-story residential building with ground floor retail (ca. 1929) on the northwest corner of Mercer Street and Waverly Place (Block #548/Lot #40); and
- ii. **Whereas**, the ground floor premises is roughly 1,100 sq. ft.; there will be one (1) table with 6 seats, two (2) food rails with ten (10) seats each and one food counter with ten (10) seats for a total seated occupancy of 36 persons, there is one (1) door on Waverly Place which will serve as patron ingress and egress and one (1) door on Mercer Street which will be used for emergency egress and for deliveries with no patron use, there is one (1) bathroom; the storefront infill being fixed with no operable doors or windows that open out to the sidewalk; there is no outdoor seating included with this application or currently planned; and
- iii. **Whereas**, the hours of operation will be 11 AM to 11 PM Sundays through Wednesdays and 11 AM to 1 AM Thursdays through Saturdays with delivery service only available until 2 AM Thursdays through Saturdays, all deliveries will occur through the Mercer Street doorway, music will be recorded background music only, there will be TVs operating in “closed caption” mode only (no sound), there will be no dancing, DJs, no promoted events, no live music, no sidewalk café or other outdoor areas for the service of alcohol; and

- iv. **Whereas**, the premises is previously unlicensed and had operated as Pizza Mercato until 2020 and then as Napoli Pizza from 2022 to 2024, both operating without a liquor license; and
- v. **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 liquor license, with those stipulations being as follows:
1. Premises will be advertised and operated as a full-service pizzeria restaurant serving slices, pizzas, salads, panzerotti, etc. with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be 11 AM to 11 PM Sundays through Wednesdays and 11 AM to 1 AM Thursdays through Saturdays. No patrons will remain after stated closing time. Deliveries only may occur until 2 AM Thursdays through Saturdays.
  3. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
  5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
  6. Will have no more than four (4) televisions no larger than 55". There will be no projectors and TV will operate in “closed caption” mode only without sound.
  7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  8. Will use the doorway at 11 Waverly Place for patron ingress and egress. Mercer Street doorway will be used for all delivery pick ups. Waverly Place will not be used for delivery service.
  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.”
  13. 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.
  14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
  15. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

- vi. **Whereas**, there already are a number of licensed establishments in the immediate area, there being **19 active licensed premises** within 750 feet of the proposed premises to be licensed and 1 pending license 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 **LB All Day LLC dba See No Evil 11 Waverly Pl, corner store 10003** 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, 38 Board Members in favor.

**2. 555 Broadway Location LLC 555 Broadway, 2nd floor 10012 (OP–Catering Establishment)**

- 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 Catering Establishment Liquor License to operate a catering establishment for corporate meetings and event space on the second floor created by the combination of two block-through buildings, a 12-story commercial building (549-555 Broadway, Block #498/Lot #11, ca. 1900, altered 2024) and a 10-story commercial building (557 Broadway, Block #498/Lot #9, ca. 1999) on Broadway between Prince and Spring Streets, the buildings falling within NYC LPC’s designated SoHo-Cast Iron Historic District and the Special SoHo-NoHo Mixed Use District; and
- ii. **Whereas**, the second floor premises is approximately 32,000 sq. ft. with 23,360 sq. ft. being the usable area; there is one (1) entry serving as patron ingress and egress, additional emergency exits via stairway and elevator, and five (5) bathrooms; the configuration of seating will change based on the event, there will be six (6) meeting rooms having between 24 and 36 maximum seats each, one “theatre” having approximately 252 seats (located in the 557 Broadway portion of the premises) and a large open area that can have multiple configurations, the diagram supplied with the application showing approximately 44 tables and 124 seats, with a maximum legal occupancy of 452 persons; there are no operable windows and no outdoor seating; and
- iii. **Whereas**, the Applicant stating that their primary function is to hold corporate meetings and events, those meetings/events mostly taking place weekdays between the hours of 8 AM and 6 PM but that there are occasions for corporate events on the weekends and in the evenings, especially around the holidays, and that all events are corporate in nature – there will not be events for weddings, birthday parties or similar celebrations, the agreed upon hours of

operation will be 7 AM to 9 PM Sundays and Mondays, 7 AM to 10 PM Tuesdays through Thursdays and 7 AM to 9:30 PM Fridays and Saturdays; music will be primarily at background levels though there may be some events with live music and/or DJs; there will be no promoted events, scheduled performances or cover fees and no velvet ropes; and

- iv. **Whereas**, the premises to be licensed has never previously been licensed for the service of alcohol and was used by Scholastic, a publishing company, for offices and meetings; a number of residents and the local block association (Broadway Residents Coalition) sent letters and came to speak raising concerns about the application, those concerns included group events with upwards of 300 persons arriving and departing at the same time, the initially proposed hours of a midnight closing 7 days a week, noise from deliveries and load ins / load-outs in the early morning and late evening hours, fumes from refrigerator trucks and traffic congestion, especially if buses were used to transport guests; there were additional questions raised about whether the use was permitted under zoning , the Special SoHo-NoHo Mixed Use District limiting eating or drinking establishments to 8,500 sq. ft. of floor area per establishment; and
- v. **Whereas**, the Applicant explaining that they are making alterations to 557 Broadway which will return its use to office, 555 Broadway is currently zoned for office use and that the kitchen which is located in 555 Broadway according to the Applicant is an accessory use to the office designation and that as a result they are not bound by the 8,500 sq. ft. limit, the Applicant has approximately 15 other locations in New York City with the same method of operation and according to the Applicant they all are filed with Department of Buildings as office use; the Applicant working with the community to close not later than 10 PM on any night, stating that there would be no transport of guests via buses and that they would have a team member on-site to manage drop-offs and pick-ups at any event over 100 persons, in addition to added traffic coordinators/security; hours for deliveries, load-ins / load-outs was discussed during CB2's SLA Committee meeting and it was stated they would happen between the hours of 7 AM and 6 PM but when presented with stipulations stating the same, the Applicant requested hours for load-in / load-outs of 5 AM to 11 PM, with additional fees being charged to clients for the earlier / later hours to discourage off-hour logistics but that they needed to have the flexibility if needed; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the "method of operation" of the liquor license, with those stipulations being as follows:
  - 1. Will operate a catering establishment for corporate meetings and events with a full-service kitchen capable of preparing food for and serving at least 50 persons.

2. The hours of operation will be from be 7 AM to 9 PM Sundays and Mondays, 7 AM to 10 PM Tuesdays through Thursdays and 7 AM to 9:30 PM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
3. All events will be corporate in nature. Will not operate as a banquet hall and will not hold events for weddings, birthday parties, bar or bat mitzvahs or similar celebrations
4. Will use Broadway as the patron / guest entry for all events. No patrons will enter through Mercer Street.
5. Will not operate as a Lounge, Tavern or Sports Bar or pay as you go clients or allow any portion of premises to be operated in that manner.
6. Will not operate a backyard garden or any other outdoor area for commercial purposes.
7. Will predominantly play recorded background music at conversational levels though there may be events with live music and DJs Will not have televisions.
8. Will have not more than eight (8) events per year which may end at 11 PM. No patrons will remain after 11 PM.
9. Will have not more than three (3) events per month on the weekends (Saturdays or Sundays).
10. Will close window shades not later than 11 PM whenever lighting remains on past that time (exclusive of emergency lights)
11. Will ensure cleaning of grease traps and hauling occurs between the hours of 7 AM to 6 PM Mondays through Fridays only.
12. Will ensure the kitchen ventilation is on the rooftop and complies with all NYC Mechanical Code.
13. Deliveries will occur on Mercer Street only utilizing the Mercer Street freight elevator between the hours of 7 AM and 6 PM.
14. Load-ins / load-outs will occur on Mercer Street only utilizing the Mercer Street freight elevator between the hours of 5 AM and 11 PM with additional fees being charged to clients for load-ins / load-outs not occurring between the hours of 7 AM and 6 PM as an incentive to discourage off-hour logistics. There will be no load-ins / load-outs during the overnight hours.
15. Will ensure that all delivery trucks turn off their engines except in the case of refrigerator truck generators.
16. For any event of 350 persons or more, will notify a designated community member prior to such event to alert them of specific day(s) and time of event and number of persons attending.
17. Will have at least one consistent dedicated staff member assigned to monitor arrivals and departures of guests on the exterior of the premises (on the ground floor) in addition to any hired security or traffic management teams at any event of 100 persons or more.
18. Will have guidelines in place to manage any events that include numerous persons arriving or departing by for-hire vehicles and/or dedicated buses to manage any impacts to traffic on Broadway and/or Mercer Street and related sidewalks.
19. Will hire security as needed and for any event of 100 persons or more.

20. Will comply with all aspects of NYC Noise Code.
21. All digital displays/monitors/TVs/projectors in any common areas will operate in “closed caption” mode only without sound, and any digital displays/monitors/TVs/projectors in the meeting spaces will be used only during presentations.
22. Will close all doors and windows at all times, allowing only for patron ingress and egress.
23. Will not make changes to the existing façade except to change signage or awning.
24. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
25. Will provide ALT-1, PACO and TCO for 557 related to the office use with the Place of Assembly Resolution document on the removal of the egress corridor at 555 and Letters of Approval (LOA) for FDNY for both properties.
26. Will not have any of the following: promoted events, any event where a cover fee is charged, scheduled performances, or velvet ropes or barricades.
27. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.

vii. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the on-premises liquor license at this location, there being **30 active licensed premises** within 750 ft. and 3 pending licenses according to LAMP, the Applicant having worked with the local community in regards to hours and efforts to mitigate impacts due to traffic and patrons during arrival and departure, 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 **555 Broadway Location LLC 555 Broadway, 2nd floor 10012** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

**Vote:** Unanimous, 38 Board Members in favor.

**3. Sweet Hospitality Group, LLC 432-434 Lafayette St 10003 (WBC–Legitimate theater)**  
(*previously unlicensed*)

i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for a Theatre Wine License to operate as a concessionaire for The Astor Place Theatre in the first floor, basement and cellar of two adjoining buildings located on Lafayette Street between

Astor Place and East 4<sup>th</sup> Street, the first being 434 Lafayette (Block #545/Lot #37) which is a 5-story mixed-use building (ca. 1833) and the second being 432 Lafayette Street (Block #545/Lot #38) which is a 3.5 story mixed-use building (ca. 1833), the buildings falling within NYC LPC's designated NoHo Historic District and the Special SoHo-NoHo Mixed Use District; and

- ii. **Whereas**, the premises is roughly 13,939 sq. ft., the cellar being approximately 6, 490 sq. ft. and being used for office, dressing rooms, food prep with no patron use, the basement being approximately 4,674 sq. ft. where the lobby, theatre, bar and patron bathrooms are located and the first floor being 2,775 sq. ft. and being used as balcony seating and office area, the three floors being connected by an interior staircase; six (6) tables and ten (10) seats in the lobby area and approximately 280 seats in the theatre; there is one (1) doorway serving and patron ingress and egress, three (3) emergency exits and five (5) bathrooms; the storefront infill being fixed with no operable doors or windows that open out to the sidewalk; there is no outdoor seating included with this application; and
- iii. **Whereas**, the hours of operation will be 11 AM to 12 AM Sundays through Saturdays (7 days a week), music will be recorded background music only aside from theatrical performances, there will be one (1) TV operating in "closed caption" mode only (no sound), there will be no dancing, DJs, no promoted events, no velvet ropes or metal barricades; patrons will be permitted to bring food and drinks to their seats; and
- iv. **Whereas**, the premises is previously unlicensed and has operated as The Astor Place Theatre since 1968; and
- v. **Whereas**, the instant application originally included the use of the first floor courtyard associated with 432 Lafayette Street, there being no evidence that the courtyard is legally allowed to be used for eating and drinking raising serious life safety concerns, additionally the courtyard is surrounded by residential units with windows facing into the courtyard, the Applicant having done no outreach to any of those residents; the Applicant removing the courtyard area from the instant application stating they will return for it if they are able to obtain the proper permits; 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 liquor license, with those stipulations being as follows:
  - 1. Applicant will operate as the concessionaire for The Astor Place Theatre with less than a full service kitchen but will serve food during all hours of operation.

2. The hours of operation will be 11 AM to 12 AM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
3. The premise 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, courtyard 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 aside from activities that are part of a theatrical performance.
6. Will have no more than one (1) television no larger than 65". There will be no projectors and TV will operate in "closed caption" mode only without sound.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will not have patron occupancy/service to any portion of the cellar of licensed premises (the theatre is in the basement).
9. Will not install or have French doors, operable windows or open facades.
10. Will not make changes to the existing façade, there are no changes to signage or awning.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
13. Will not have dancing, DJs or live music aside from as part of a theatrical performance.
14. Will not have any of the following: 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 number of licensed establishments in the immediate area, there being **26 active licensed premises** within 750 feet of the proposed premises to be licensed and 2 pending license 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 Theatre Wine application for **Sweet Hospitality Group, LLC 432-434 Lafayette St 10003** 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, 38 Board Members in favor.



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

**4. 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 November 5, 2025, the Applicant requested **to lay over** this application to December/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, 38 Board Members in favor.

**5. Chipotle Mexican Grill of Colorado LLC dba Chipotle Mexican Grill #590 55 E 8th St 10003 (WBC–RW)**

**Whereas**, prior to this month’s Community Board 2, Manhattan’s SLA #1 Licensing Committee Meeting on November 5, 2025, the Applicant requested **to lay over** this application to December/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 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, 38 Board Members in favor.

**6. Chipotle Mexican Grill of Colorado LLC dba Chipotle Mexican Grill #1549 625 Broadway 10012 (WBC–RW)**

**Whereas**, prior to this month’s Community Board 2, Manhattan’s SLA #1 Licensing Committee Meeting on November 5, 2025, the Applicant requested to lay over this application to December/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 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, 38 Board Members in favor.

**7. Chipotle Mexican Grill of Colorado LLC dba Chipotle Mexican Grill #642 200 Varick St 10014 (WBC–RW)**

**Whereas**, prior to this month’s Community Board 2, Manhattan’s SLA #1 Licensing Committee Meeting on November 5, 2025, the Applicant requested to lay over this application to December/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 #642 200 Varick 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, 38 Board Members in favor.

**8. 142 W 10 St LLC dba Chacha’s 32 Spring St 10012 (OP–Tavern)**

**Whereas**, prior to this month’s Community Board 2, Manhattan’s SLA #1 Licensing Committee Meeting on November 5, 2025, the Applicant requested to withdraw this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration

without returning to CB2 Manhattan should they decide to proceed at some time in the future; 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 **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, 38 Board Members in favor.

**9. 337B West Broadway (NY) LLC 337B W Broadway 10013 (OP–Tavern)**

**Whereas**, prior to this month's Community Board 2, Manhattan's SLA #1 Licensing Committee Meeting on November 5, 2025, the Applicant requested **to lay over** this application to December/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 **337B West Broadway (NY) LLC 337B 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, 38 Board Members in favor.

**10. 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 November 5, 2025, the Applicant requested **to lay over** this application to December/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, 38 Board Members in favor.

**11. Jonesing LLC 25 Great Jones St 10012 (OP–Dance hall)**

**Whereas**, prior to this month’s Community Board 2, Manhattan’s SLA #1 Licensing Committee Meeting on November 5, 2025, the Applicant requested to lay over this application to December/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 **Jonesing LLC 25 Great Jones 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, 38 Board Members in favor.

**12. 428 LGT LLC dba Lagrange 428 Lafayette St 10003 (OP–Restaurant)**

**Whereas**, prior to this month’s Community Board 2, Manhattan’s SLA #1 Licensing Committee Meeting on November 5, 2025, the Applicant requested to lay over this application to December/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 **428 LGT LLC dba Lagrange 428 Lafayette St 10003** until the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 38 Board Members in favor.

**13. Dimur Enterprises Inc dba Madame X 94 W Houston St 10012 (Corporate Change) (OP–Bar/Tavern)**

**Whereas**, following this month’s Community Board 2, Manhattan’s SLA #1 Licensing Committee Meeting on November 5, 2025, the Applicant, having not realized they were on the agenda despite outreach by CB2’s office and failing to appear, requested **to lay over** this application to December/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 **Dimur Enterprises Inc dba Madame X 94 W Houston 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, 38 Board Members in favor.

**SLA 2 LICENSING**

**1. Greed Island LLC dba Café dba Miomio aka Bar Mutsumi 61 Vandam St 10013 (OP–Bar/Tavern) (Change in Method of Operation: Close 1 AM)**

- i** **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for a Change in Method of Operation to their On-Premises Tavern liquor license for a small café specializing in Japanese desserts, transitioning to a Japanese shochu and whiskey bar in the evenings located within a recently built, twenty-one story residential building (ca. 2014) on Vandam Street between Hudson and Varick Streets (Block #580 / Lot #11) in the Special Hudson Square District; and
- ii.** **Whereas**, the Applicant will continue to operate the café in conjunction with a new full-service restaurant, within the same building (aka 70 Charlton), in a small ground floor storefront that is roughly 550 sq. ft. in size with four (4) tables and eight (8) seats and no stand-up bar; and
- iii.** **Whereas**, the change in method of operation is to extend the closing hours from 12 AM nightly to 1 AM every night, there being no other changes to their method of operation, the hours of operation will be Sunday through Saturday from 12 PM to 1 AM, music is quiet recorded background only; there are no DJ’s, no promoted events, no live music or scheduled

performances, no cover fees, and no televisions; there is no sidewalk café, roadbed dining or other exterior service of alcohol included with this application; and

- iv. **Whereas**, the Applicant originally appeared in [November 2022](#) for their On-Premises liquor license, at which time they were seeking a 2 AM nightly closing but worked with the community in order to meet the public interest standard, agreeing to a 12 AM closing; CB2 is not aware of any complaints regarding the licensed premises, the area was posted and no one sent letters or appeared to speak either in favor or opposition to the extension of hours; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “method of operation” of their liquor license, with those stipulations as follows:
  - 1. The Applicant will operate a small daytime café serving light bites and desserts, transitioning to a Japanese shochu and whiskey bar in the evenings with food available until closing every night.
  - 2. The hours of operation will be Sunday to Saturday from 7 AM AM to 1 AM.
  - 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 not have televisions.
  - 6. Will not operate a backyard garden or any outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
  - 7. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
  - 8. Will close all doors & windows at all times, allowing only for patron ingress and egress.
  - 9. Will not install or have French doors, operable windows or open facades.
  - 10. Will not make changes to the existing façade except to change signage or awning.
  - 11. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
  - 12. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”. No pitchers of beer.
  - 13. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
  - 14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
  - 15. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
  - 16. It will appear before CB2, Manhattan for an alteration to its license prior to submitting plans for permanent sidewalk or roadbed seating.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a Change in Method of Operation to the On -Premises Liquor License for **Greed Island, LLC dba Café dba Miomio aka Bar Mutsumi, 61 Van Dam St. 10014**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “method of operation” of the NYSLA Liquor License.

**Vote:** Unanimous, 38 Board Members in favor.

**2. Saint Sabino LLC 107 Greenwich Ave 10014 (OP–Catering Establishment)**

- i. Whereas**, the Applicants and the Applicants’ attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the Liquor Authority for a new Catering Establishment Liquor License to operate a private dining venue for catered events within the basement and ancillary cellar level of a three (3)-story mixed-use building (ca. 1842) located on Greenwich Avenue between Jane and West 12<sup>th</sup> Streets (Block #615/Lot #79), this building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. Whereas**, the basement premises is roughly 1,740 sq. ft., with approximately 870 sq. ft. on each floor, the basement level having a legal occupancy of 50 persons and will be able to provide food for and accommodate 50 persons, as is required for operating with a catering liquor license, but will operate with less than 50 persons, the seating being flexible and determined by the event, there is one entrance used for patron ingress and egress and one patron bathroom; there is no patron access to the cellar; and
- iii. Whereas**, the agreed upon hours of operation will be Sundays through Saturdays from 11 AM to 12 AM; the premises will operate as a private dining venue and not be open to the public, music will be quiet background only consisting of music from iPods/CDs/streaming services, there will be no DJs or live music, no promoted events, no cover fees, no velvet ropes, no movable barriers and there will be no TVs; and
- iv. Whereas**, the Applicant ,who operates two other restaurants on the block (Uncle Biagio LLC dba Don Angie, Lic ID #0340-23-129421 and Saint Sabino LLC dba San Sabino, Lic ID #0340-24-103315), met with the local block association (Jane Street Block Association) as well as residents of the building and nearby residents, CB2, Man. receiving letters of support for the application with no letters or no one appearing in opposition; and
- v. Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would

be incorporated into the “method of operation” of their liquor license and those stipulations are as follows:

1. Premises will be operated and advertised as a full-service catering establishment to serve as a private dining venue with the ability to prepare food for and serve 50 persons but will operate with less than 50 persons (including staff).
  2. Hours of operation will be 11 AM to 12 AM Sundays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
  3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
  5. Will play recorded background music at conversational levels only, No music will be audible in any adjacent residences at any time.
  6. Will not have televisions.
  7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  8. Will make best efforts to comply with the 2010 ADA Standards for Accessible Design and the NYC Building Code.
  9. Will not install or have French doors, operable windows or open facades.
  10. Will ensure staff monitors the exiting of patrons and works to ensure patrons don't congregate on the sidewalk.
  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 will keep current at all times required Permits and Certificates.
  13. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed prior to opening.
  14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
  15. Will not have dancing, DJ's, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or metal barricades or security personnel/doormen.
  16. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
  17. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **62 active licensed premises** within 750 ft. and 5 pending licenses according to LAMP, the agreed upon stipulations and hours being



reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations and not extending the hours; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Catering Establishment Liquor License in the name of **Saint Sabino LLC 107 Greenwich Ave 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “method of operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

**Vote:** Unanimous, 38 Board Members in favor.

**3. Strakers NYC Inc 59 Grand St 10013 (OP–Restaurant)**

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate the NYC outpost of the UK-based restaurant Straker in the ground floor of a four (4)-story mixed-use building on Grand Street between West Broadway and Wooster (Block #228 / Lot #25), the building falling within NYC LPC’s designated SoHo-Cast Iron Historic District and the Special SoHo-NoHo Mixed Use District; and
- ii. **Whereas**, the ground floor premises is approximately 1,841 sq. ft., with 1,198 sq. ft. on the ground floor and 643 sq. ft. in the basement, the basement being connected by an interior stairway with no patron use of the basement; there will be 19 tables and 59 seats, one bar with four (4) seats and one chef’s counter with four (4) seats for a total seated occupancy of 67 persons and a legal occupancy of 74 persons, there is one (1) entrance serving as both patron ingress and egress and two (2) patron bathrooms, the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there is no outdoor seating included with this application; and
- iii. **Whereas**, the Applicant’s hours of operation will be 11 AM to 12 AM Sundays through Thursdays and 11 AM to 2 AM Fridays and Saturdays; music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ’s or live music, no promoted events or scheduled performance, no cover fees and no security personnel/doormen; and
- iv. **Whereas**, the premises to be licensed has most recently been licensed with an On-Premises Liquor License from approximately 2023 to 2025 as Diglio Corporate dba The Ruby (Lic ID #0340-23-137980) and from 1989 to 1920 as Olga Street dba Lucky Strike (Lic ID #0340-19-108944), at the time of its closing Lucky Strike was one of the oldest members of Keith

McNally's restaurants; the method of operation being similar to the prior method of operation; and

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

1. Premises will be operated and advertised as a full-service restaurant which will be the NYC outpost of the UK restaurant Straker with the kitchen open and full menu items available until closing every night.
2. Hours of operation will be 11 AM to 12 AM Sundays through Thursdays and 11 AM to 2 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. Will play recorded background music at conversational levels only so as not to cause a disturbance in any adjacent residences at any time.
6. Will not have televisions.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
9. Will have not more than 12 private parties per year.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
12. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
13. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
14. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
15. Will not have dancing, DJ's, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or metal barricades or security personnel/doormen.
16. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
17. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

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 **54 active licensed premises** within 750 ft. and 4 pending licenses according to LAMP, the agreed upon stipulations and hours being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations and not extending the hours; 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 **Strakers NYC Inc 59 Grand St 10013** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “method of operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

**Vote:** Unanimous, 38 Board Members in favor.

**4. Big Nano LLC 359 Sixth Ave 10014 (OP–Restaurant)**

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the Liquor Authority for a new On-Premises Restaurant Liquor License to operate a full-service French dining within a ground floor storefront and ancillary basement level two-floor footprint, within a four (4)-story building (ca. 1910) located on Sixth Avenue between West 4<sup>th</sup> Street and Washington Place (Block #592/Lot #19), this building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. **Whereas**, the ground floor premises is approximately 2,400 sq. ft., with 1,400 sq. ft. on the ground floor and a 1,000 sq. ft. basement with no patron use of the basement, the basement being accessed by an interior staircase; there will be 18 tables and 56 seats, one bar with eight (8) seats for a total seated occupancy of 64 persons and a legal occupancy of 74 persons, there is one (1) entrance serving as both patron ingress and egress and one (1) patron bathroom, the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there is no outdoor seating included with this application; and
- iii. **Whereas**, the Applicant’s hours of operation will be 11 AM to 1 AM Sundays through Saturdays (7 days a week); music will be background only from iPods/CDs/streaming

services; there will be no TVs, no DJ's or live music, no promoted events or scheduled performances and no cover fees; and

- iv. **Whereas**, the premises to be licensed has most recently been licensed with an On-Premises Liquor License from approximately 2018 to the present as Llama San LLC (Lic ID # 0340-23-137317) and prior to that as Apicio LLC dba Tertulia (Lic ID #0340-17-106919) from approximately 2011 to 2019, the method of operation being similar to the prior method of operation; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the On-Premises Restaurant Liquor License, with those stipulations as follows:
  - 28. Will operate a French, fine dining restaurant with the kitchen open and full menu items available until closing every night.
  - 29. The hours of operation will be from 11 AM to 1 AM Sundays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
  - 30. 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.
  - 31. Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 10 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
  - 32. 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.
  - 33. Will not have televisions.
  - 34. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  - 35. Will not have patron occupancy/service to any portion of the basement of licensed premises.
  - 36. Will not install or have French doors, operable windows or open facades.
  - 37. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
  - 38. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  - 39. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  - 40. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
  - 41. 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.

42. 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.
  43. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
  44. 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 **97 active licensed premises** within 750 ft. and 13 pending licenses according to LAMP, the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of the application for an On-Premises Restaurant Liquor License for **Big Nano LLC 359 Sixth Ave 10014**, unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” on the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

**Vote:** Unanimous, 38 Board Members in favor.

5. **Train Design LLC and The Third Man Management LP dba Pastis 54 56 Gansevoort St 10014** (OP–Restaurant) (Alteration: DONYC–Sidewalk, Roadway) (Lic. ID #0340-23-136626) (*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 60 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 7 tables and 28 seats on Gansevoort Street between Greenwich Street / 9<sup>th</sup> Avenue and Washington Street.

2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 8 tables and 32 seats on Gansevoort Street between Greenwich Street / 9<sup>th</sup> Avenue and Washington Street.
3. Hours of operation for the Dining Out NYC sidewalk café and roadway seating will be from 10 AM to 11 PM Sundays and 8 AM to 11 PM Mondays through Thursdays and 8 AM to 12 AM Fridays and Saturdays, these hours being consistent with what the Applicant/Licensee had under the old DCWP program.
4. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
5. 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.
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 **Train Design LLC and The Third Man Management LP dba Pastis 54 56 Gansevoort 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, 38 Board Members in favor.

6. **Thai Smile Restaurant Inc dba Tue Thai Food, 3 Greenwich Ave Store #4** (OP–Restaurant) (Alteration: DONYC–Sidewalk, Roadway) (Lic. ID #0340-24-109907) (*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 22 seats in total as part of the Dining Out NYC program to their licensed premises; and

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

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

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of the application for the alteration to the existing On-Premises Liquor License for **Thai Smile Restaurant Inc dba Tue Thai Food, 3 Greenwich Ave Store #4** (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, 38 Board Members in favor.

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

**7. Ubani Bistro Inc dba Ubani Bistro 259 Bleecker 10014 (WBC–Restaurant)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on November 6 2025, the Applicant’s Attorney requested **to lay over** this application to December/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, 38 Board Members in favor.

**8. C & A Mangieri Enterprises LLC 30 Jane St 10014 (WBC–RW) (previously unlicensed)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on November 6, 2025, the Applicant’s Attorney requested **to lay over** this application to December/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 **C & A Mangieri Enterprises LLC 30 Jane 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, 38 Board Members in favor.

**9. Flik International Corp 310 Hudson St 10013 (OP–Catering Establishment)**

**Whereas**, prior to this month’s Community Board 2, Manhattan’s SLA #1 Licensing Committee Meeting on November 6, 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 **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, 38 Board Members in favor.

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

**Whereas**, prior to this month’s Community Board 2, Manhattan’s SLA #1 Licensing Committee Meeting on November 6, 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 **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, 38 Board Members in favor.

**11. Borough Hospitality LLC 555 Greenwich St 10014 (OP–Restaurant)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on November 6, 2025, the Applicant’s Attorney requested **to lay over** this application to

December/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 **Borough Hospitality LLC 555 Greenwich 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, 38 Board Members in favor.

**12. 20 Fonty LLC dba Fonty's Bodega 20 Christopher St 10014 (OP-Tavern) (previously unlicensed)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on November 6, 2025, the Applicant's Attorney requested to lay over this application to December/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 **20 Fonty LLC dba Fonty's Bodega 20 Christopher St 10014** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 38 Board Members in favor.

**13. Sabor Argentino Corp dba Sabor Argentino 57 7th Ave South 10014 (Corporate Change) (WBC-RW) (DONYC-Sidewalk)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on November 6, 2025, the Applicant's Attorney requested to lay over this application to December/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, 38 Board Members in favor.

**14. New York University School of Law 110 W 3rd St 10012 (OP–Catering)**

**Whereas**, following this month's Community Board 2, Manhattan's SLA #1 Licensing Committee Meeting on November 6, 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 **New York University School of Law 110 W 3rd 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, 38 Board Members in favor.

**15. New York University School of Law 40 Washington Square South 10012 (OP–Catering)**

**Whereas**, following this month's Community Board 2, Manhattan's SLA #1 Licensing Committee Meeting on November 6, 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 **New York University School of Law 40 Washington Square South 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, 38 Board Members in favor.

**16. New York University, The Torch Club 18 Waverly Pl 10003 (OP–Club)**

**Whereas**, following this month’s Community Board 2, Manhattan’s SLA #1 Licensing Committee Meeting on November 6, 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 **New York University, The Torch Club 18 Waverly Pl 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, 38 Board Members in favor.

## **STREET ACTIVITIES**

**1. \*12.13-12.14.25 – Skin Care Truck (Sponsor: Sweeter), Lafayette St. bet. Broome & Spring Sts. [curb lane only-W.]**

**Whereas**, the applicant, representing skincare brand Skin1004, is seeking to hold a 2-day curb lane activation on December 13<sup>th</sup> and 14<sup>th</sup> in the west curb lane at 228 Lafayette, between Broome and Spring Streets; and

**Whereas**, the activation will consist of a branded food truck parked in the curb lane giving out skincare samples and hot chocolate to attendees; and

**Whereas**, the activation will be live from 10 AM to 5 PM on both days (or until supplies last); and

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

**Whereas**, the applicant has 600-800 samples to give away per day; and

**Whereas**, rope and stanchions will be used for line management, with the line moving south along Lafayette, away from Jack's Wife Freda; and

**Whereas**, security (including former NYPD) will be onsite along with brand managers to assist with line management and sanitation; and

**Whereas**, while the brand represented by the applicant had previously stenciled the sidewalk with advertisements, but agreed to remove them; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of **Skin Care Truck (Sponsor: Sweeter)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements, and **further provided that** the applicant and/or its client remove all stencils from the sidewalk.

**Vote:** Unanimous, 38 Board Members in favor.

**2. \*12.13-12.14.25 – Gymshark Bond Street Store Opening (Sponsor: Gymshark), Lafayette St. bet, Bleecker & Bond Sts. [partial SW closure-So.]**

**Whereas**, the applicant, sportswear brand Gymshark, is opening a store at 11 Bond (at the corner of Bond and Lafayette) on Saturday, December 13<sup>th</sup>, and is seeking a partial sidewalk closure for rope & stanchions in anticipation of a queue to enter the store during the first few days of operation (December 13<sup>th</sup> and 14<sup>th</sup>); and

**Whereas**, the store will be open from 10 AM to either 6 or 7 PM each day; and

**Whereas**, the applicant is expecting 400-500 guests to queue up to enter the store on opening day, having had ~250 at previous store openings in other locations; and

**Whereas**, the applicant also intends to hand out “goody bags” for guests waiting on line, handed out by staff walking up and down the queue; and

**Whereas**, the applicant intends to run the queue north on Lafayette from the store entrance, and then wrap the line around onto Bond Street and run it west towards Broadway alongside the curb at the edge of the sidewalk, leaving a gap for pedestrians using the crosswalk; and

**Whereas**, the applicant will have 4 security guards onsite to manage the line, including the maintenance of the required pedestrian right of way and with 1 guard specifically to manage the crosswalk; and

**Whereas**, there will be no amplified sound played outside the store; and

**Whereas**, the applicant confirmed that no stenciling or other form of advertising would be done on the sidewalk; and

**Whereas**, the applicant agreed to reach out to the Noho BID to inform them of the opening and for further coordination; and

**Whereas**, the applicant agreed to perform extensive outreach to the neighbors on the block ahead of the store opening, having been reminded of past issues with stores in the area and the importance of establishing a positive relationship with the BID and neighbors; now

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

**Vote:** Unanimous, 38 Board Members in favor.

**3. \*11.8.25 (date change from 11.9) – Aestura Cart Activation – Soho (Sponsor: Deploy Coffee), Prince St. bet. Broadway & Mercer St. [partial SW closure-So.]**

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

**Therefore Be It Resolved** that CB2 Manhattan recommends **denial** of **Aestura Cart Activation – Soho (Sponsor: Deploy Coffee)**.

**Vote:** Unanimous, 38 Board Members in favor.

**4. \*11.9-11.11.25 – Table Tennis Tournament (Sponsor: Jeffrey Guidice), Mulberry St. bet. E. Houston & Prince 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; and

**Whereas**, the applicant appears to be proposing dangerous elements such as pyrotechnics; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **denial** of **Table Tennis Tournament (Sponsor: Jeffrey Guidice)**..

**Vote:** Unanimous, 38 Board Members in favor.

**5. \*11.8.25 – Madewell Panel Discussion at 565 Broadway (Sponsor: MKG), Prince St. bet. Broadway & Mercer St. [partial SW closure-So.]**

**Whereas**, the applicant, representing clothing brand Madewell, is seeking a partial sidewalk closure to support an activation on the sidewalk in conjunction with a panel being held with influencer Alexa Chung inside the Madewell store at 565 Broadway; and

**Whereas**, the activation will be live for 2 hours from 2 to 4 PM on Saturday, November 8<sup>th</sup>, with Alexa Chung coming for a short period within that time slot for a panel discussion with 40-50 guests; and

**Whereas**, outside of the panel discussion itself, attendees will be able to line up on a short queue line inside and outside the store to receive branded giveaways; and

**Whereas**, the applicant plans to give away a maximum of 250 items to guests; and

**Whereas**, the applicant does not plan to actively advertise the event in advance, and thus does not expect more than 20-30 people queuing outside of the store; and

**Whereas**, the applicant agreed to cut the line off in the event it runs past the frontage of their store; and

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

**Whereas**, the activation will not include amplified sound outside of the building; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval of Madewell Panel Discussion at 565 Broadway (Sponsor: MKG), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

**Vote:** Unanimous, 38 Board Members in favor.

**6. \*11.12-11.13.25 – Charlotte Tilbury Flawless Event at Ideal Glass Studios (Sponsor: Public Occurances LLC), W. 8th St. bet. Macdougall St. & 5th Ave. [curb lane only-No.]**

**Whereas**, the applicant is seeking a partial curb lane closure for load-in and load-out for a private event happening at Ideal Glass Studios on 8<sup>th</sup> St between Macdougall St. and 5<sup>th</sup> Ave; and

**Whereas**, the event will be occurring fully inside, with no queuing on the sidewalk and no activations of any kind outside the event space; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of **Charlotte Tilbury Flawless Event at Ideal Glass Studios (Sponsor: Public Occurances LLC)**, provided that the application conforms with all applicable laws, rules, regulations, and clearance requirements.

**Vote:** Unanimous, 38 Board Members in favor.

**7. \*11.13.25 – Porsche X Norrna Launch (Sponsor: Porsche Cars North America, Inc.), Greene St. bet. Broome & Spring Sts. [curb lane only-W.]**

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

**Therefore Be It Resolved** that CB2 Manhattan recommends **denial** of **Porsche X Norrna Launch (Sponsor: Porsche Cars North America, Inc.)**.

**Vote:** Unanimous, 38 Board Members in favor.

**8. \*11.20.25 (date change from 11.13) –11.13.25 – Journeys In-Store Event feat. Gus Dapperton (Sponsor: Renegade Productions LLC), W. 14th St. bet. 5th & 6th Ave. [partial SW closure-So.]**

**Whereas**, the applicant, representing footwear store Journeys, is seeking a partial sidewalk closure to support a meet-and-greet event with influencer Gus Dapperton inside the Journeys store at 42B W 14<sup>th</sup> St, between 5<sup>th</sup> and 6<sup>th</sup> Avenues; and

**Whereas**, the activation will be live from 8 PM to 11 PM on Thursday, November 20<sup>th</sup>, and will feature 100-150 RSVP-only guests who will have the opportunity to meet Gus Dapperton and listen to an indoor DJ set; and

**Whereas**, the queue line for the event will run east along 14<sup>th</sup> street, in front of a number of empty storefronts adjacent to the Journeys store; and

**Whereas**, other than the queue, no other elements of this activation will occur outside the store; and

**Whereas**, 4 ex-NYPD security guards will be on site for the activation; and

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



**Whereas**, the activation will not include amplified sound outside of the building; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of **Journeys In-Store Event feat. Gus Dapperton (Sponsor: Renegade Productions LLC)**, provided that the application conforms with all applicable laws, rules, regulations, and clearance requirements.

**Vote:** Unanimous, 38 Board Members in favor.

9. \*12.5.25 – Chanel Fashion Show Bowery Event (Sponsor: Probject), 1) Kenmare St. bet. Bowery & Elizabeth Sts. [SW & street closure-both.]; 2) Elizabeth St. bet. Broome & Kenmare Sts. [SW & street closure-W.]; 3) Bowery bet. Kenmare & Spring Sts. [SW & street closure-W.]; 4) Bowery bet. Broome & Kenmare Sts. [SW & street closure-W.]; 5) Bowery bet. Broome & Grand Sts. [SW & street closure-W.]; 6) Broome St. bet. Bowery & Elizabeth Sts. [SW & street closure-both.]; 7) Grand St. bet. Bowery & Elizabeth St. [SW & street closure-No.]

**Whereas**, the applicant is seeking a series of curb lane closures for production parking, load-in, load-out, and guest drop-off in conjunction with a fashion show sponsored by Chanel to be held on Tuesday, December 2<sup>nd</sup>, and

**Whereas**, the fashion show itself will take place in two rounds, with one show at 3 PM and the second at 5 PM, and will be located at the inactive “subway station” located adjacent to 10 Kenmare Street; and

**Whereas**, the applicant will need to reserve a number of curb lanes to park production and other vehicles throughout the day leading up to the show, though with load-out expected to be completed by 6 PM that day; and

**Whereas**, the show will not involve any elements of activation outside of the station, and will not require ropes/stanchions, red carpets, etc.; and

**Whereas**, the event will not feature amplified sound played outside; and

**Whereas**, the applicant stated that they have already been in detailed discussions with CECM/SAPO and NYPD in preparation for the event; and

**Whereas**, the applicant is planning to use the curb lane directly in front of the “subway station” to drop off fashion show participants, though this area appears to be a “no-standing zone” from 4-7 PM and could potentially create a heavy impact on traffic given that Kenmare is used as an approach to the Williamsburg Bridge; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of **Chanel Fashion Show Bowery Event (Sponsor: Probject)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements, and **further provided that** the applicant can execute drop-offs in the “no standing” zone in front of the venue without a disproportionate impact on traffic and under the guidance/approval of SAPO.

**Vote:** Unanimous, 38 Board Members in favor.

**10. \*12.1-12.4.25 – Chanel Fashion Show (Sponsor: TBR Global), Mercer St. bet. Prince & W. Houston Sts. [curb lane only-both sides]**

**Whereas**, the applicant is seeking a curb lane closure on Mercer Street between Prince and Houston in order to park vehicles which will be used to shuttle participants to and from the Chanel fashion show and other related events; and

**Whereas**, the applicant wishes to park 3-4 vehicles in the curb lane directly across from the Mercer Hotel for such activities from December 1 – December 3; and

**Whereas**, the applicant has been in contact with the Mercer Hotel, which apparently will be fully booked out for fashion show participants / attendees on the requested days; and

**Whereas**, the applicant stated that the vehicles would not be idled; now

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

**Vote:** Unanimous, 38 Board Members in favor.

**11. \*12.1-12.8.25 – Dairy Boy Event at 43 Grand St. (Sponsor: Parti LLC), Grand St. bet. Thompson St. & W. Broadway [curb lane only-So.]**

**Whereas**, the applicant is seeking a partial sidewalk closure to support a line with ropes and stanchions for a pop-up for clothing company Dairy Boy at 43-45 Grand Street, between Thompson Street and West Broadway; and

**Whereas**, the pop-up is expected to be open for three days, From Friday, December 5<sup>th</sup> through Sunday, December 7<sup>th</sup>, from 10 AM to 6 PM each day; and

**Whereas**, the applicant is planning to set up timed appointments and can handle approximately 50 guests in half-hour slots, but also intends to run a queue line with rope and stanchions along the curb; and

**Whereas**, the applicant intends to run the queue west towards Thomson Street; and

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

**Whereas**, the sidewalk on which the applicant intends to run the queue is very narrow, and the requisite 5-foot pedestrian right-of-way can only be maintained for a small queue in front of the building; and

**Whereas**, the presence of a bike lane on the north side of Grand, adjacent to the curb where the queue will run, prevents some safety concerns as it would be easy for an attendee waiting on line to step into the bike lane; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval of Dairy Boy Event at 43 Grand St. (Sponsor: Parti LLC), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements (in particular keeping the queue short so that it fits within the small area where the requisite 5-foot pedestrian right-of-way is possible).

**Vote:** Unanimous, 38 Board Members in favor.

**12. \*1.24.26 – Bloom x Early Spring – New Energy Drink Activation (Sponsor: Early Spring LLC), W. 13th/W. 14th Sts. Gansevoort Pedestrian Plaza**

**Whereas**, the applicant, representing wellness company Bloom Nutrition, is seeking to hold a one-day pop-up activation on the Gansevoort Pedestrian Plaza in support of the release of a new energy drink by the company; and

**Whereas**, the activation is expected to take place on Saturday, January 24<sup>th</sup>, from approximately 8 AM to 4:30 PM; and

**Whereas**, the activation is expected to take place on the northern part of the Gansevoort Pedestrian Plaza, just south of 14<sup>th</sup> street; and

**Whereas**, the activation will include two branded ice sculpture placed on the plaza, carved by a Japanese ice artist, along with other branding and an energy drink can giveaway; and

**Whereas**, the applicant plans to give away between 500-600 cans; and

**Whereas**, any line that forms would run on the edge of the plaza along 9<sup>th</sup> Avenue; and

**Whereas**, security will be on site during the activation along with 4 brand ambassadors; and

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

**Whereas**, the applicant has been in contact with meatpacking BID ahead of this event; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of **Bloom x Early Spring – New Energy Drink Activation (Sponsor: Early Spring LLC)**, **provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

**Vote:** Passed, 37 Board Members in favor, 1 recusal (D. Raftery – voting member of Meatpacking BID).

#### **FYI / RENEWAL**

**13. 11.28.25 & 11.29.25 – Coffee Truck at The JBL Store- 19 E. Houston St. (Sponsor: Triggerhouse), E. Houston St. bet. Broadway & Crosby St. [curb lane only-So.)**

**Whereas**, this event has been held previously and no major complaints have been received; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of this renewal application **provided that** the application conforms with all applicable laws, rules, and regulations.

**Vote:** Unanimous, 38 Board Members in favor.

## STANDING COMMITTEE REPORTS WITHOUT RESOLUTIONS

### HUMAN SERVICES

[SHAP](#) launched August 11, 2022, with support of Mayor Eric Adams and Department of Homeless Services (DHS) and other city agencies. SHAP supports people who are living unsheltered — especially long-term street-dwelling individuals — through consistent human contact, trust-building, and individualized advocacy. In three years of activity, it has interacted with 2,118 people and helped place 1,029 people into Safe Havens, stabilization beds, mental health programs, substance use programs, job training, etc. It does not refer people to DHS's shelter intake system. (See “Some Findings” for an explanation.)

SHAP collects detailed data on its outreach which it shares with NYC's Department of Homeless Services (DHS). This can be found in the appendices of their annual reports. See [here](#) for its most recent annual report.

#### Organizational Structure & Operations

Grassroots volunteer advocacy & outreach collective. In this sense, probably unique in the city: No city contract; not a 501C3 not-for-profit, but rather an “unincorporated association”; no formal budget; informal donations only for basic supplies (socks, water, phone chargers, occasional transit support); no paid employees, only volunteers. 107 volunteers last year. Variety of time commitments among volunteers. Many come from local colleges, some of whom are fulfilling public-service requirements.

The city has given SHAP authorization to conduct outreach, which permits it to use the city's Joint Command Center for clients. (See “Process.”)

#### Outreach times and locations

- Staten Island Ferry Terminal – Thursday evenings
- Midtown (31/32 St, 6/7 Ave) – Thursday evenings
- Washington Square Park – Tuesday mornings or afternoons
- Grand Central, Penn Station, Upper- and Mid-east side – Wednesday/Thursday mornings/evenings
- Harlem – Thursday evenings
- Brooklyn – Wednesday evenings during fall and winter 2024-2025.

#### Methodology

SHAP stressed that many unsheltered individuals have traumatic histories with institutions. Trust can take weeks or months; rushing can backfire. Traditional service models—which often require immediate compliance with treatment or shelter entry—can alienate individuals who are not yet ready or able to engage with formal systems. SHAP'S approach focuses on relationship-building, consistent presence, and voluntary engagement rather than coercion. Once trust is

established, clients are often more willing to pursue clinical care, case management, or substance-use treatment when appropriate. In this way, the organization does not deny the presence of behavioral-health needs among people who are street-homeless; rather, it centers autonomy and connection as a pathway to addressing those needs more effectively.

### Process

SHAP volunteers have access to DHS's Joint Command Center (JCC) when an individual agrees to shelter. JCC keeps track of the city's available beds. JCC uses the individual's name and birth date to determine if s/he has already been in the shelter system and whether his particular history calls for specific placement. JCC will ask for a preference of borough and then will inform the outreach worker of any available beds. The volunteer then seeks acceptance from the homeless individual, who is (of course) permitted to reject the service offered. This may happen if the individual is uncomfortable with the layout of the Safe Haven (too many beds per room, say) or its location (far from friends and support services), for example.

DHS will provide transportation to the facility, though this can be delayed. On occasion, DHS sends transportation to a specific location in advance – such as the Staten Island ferry - in anticipation of referrals that will arrive that evening. Washington Square Park does not have an attending vehicle.

SHAP does not manage caseloads in a formal program framework. They do not intervene in emergencies beyond calling appropriate services. They do not work with NYPD.

### SHAP's findings

- Congregate shelters are largely not a viable option for the street homeless population, whose rejection of them is often based on negative experience in the past. Stabilization beds and Safe Havens — which offer lower-barrier, harm-reduction-oriented placements — are a more welcome option for shelter, as they require fewer rules, generally afford more privacy.

- There is a wide range of quality among Safe Havens.

- The current supply of Safe Haven beds in New York City is **insufficient to meet the needs of people living on the street**. Availability is inconsistent and highly constrained, leading to long waits or missed placement opportunities even when someone is ready to come inside. SHAP described situations where outreach workers build trust over time and a client finally agrees to a Safe Haven bed, only to find none available at that moment — a dynamic that can undermine progress and reinforce distrust in the system. While acknowledging recent investments in additional beds, SHAP made clear that the **gap between need and availability remains significant**, particularly for people with complex behavioral-health needs who cannot or will not enter traditional congregate shelters.

- Permanent housing is not an appropriate first step for everyone. Many individuals need robust supportive services first, as an interim step, before they can “go on their own.”

- Many unhoused individuals have substance use issues or mental illness, though not to where they pose a danger to themselves or others.

- Broadening the practice of involuntary commitment would lead to resistance, especially in a system that is already poorly built, with insufficient beds and staffing and a weak hold on a continuum of care.
- Drug dealers should be arrested and prosecuted and taken off the street.
- A first contact with an individual can be misleading: erratic behavior might be due to mental illness or to a substance that later wears off; people who appear dirty and disheveled might actually not be homeless. Hence, understanding takes time.
- Cheri's outreach has encountered both "regulars" and new individuals. The population she interacts with is always in flux.

### Challenges

- Not enough coordination with other groups that do outreach, whether contracted by the city or employed by city or state. This can lead to redundancy or discontinuity: too many different points of contact for an unsheltered individual, or lack of follow-up.
- Slow response times with JCC that jeopardize opportunities to get individuals to accept shelter. The reason for these is mysterious: dispatchers at JCC are supportive; information on individuals is computerized; vehicles for transfer are ostensibly available. Yet, prompt processing and transportation is a recurring problem. SHAP has thought that a city account with Lyft or car service might help resolve this issue.
- Not enough information from DHS on long-term outcomes of clients.
- Insufficient information on available services for substance use and mental health. The OASAS website of services for substance use treatment is unwieldy and difficult to use.
- SHAP and DHS collect data differently: SHAP makes a distinction between repeat points of contact and new engagements - important in this field that requires multiple engagements in order to persuade an individual to accept services. DHS does not make this distinction.

### SHAP'S goals

- Increase number of volunteers and areas of coverage.
- Strengthen partnership with DHS to train city's other outreach workers to replicate SHAP's methodology.
- Seek additional resources for the unhoused, especially single rooms with supportive services.
- Produce reports to identify and address systemic problems in the city's system for addressing homelessness.
- Advocate among Community Boards to increase volunteerism and build city support for its services.
- Pursue additional innovative ideas: 1) Use eminent domain to transfer failing hotels to the city for use as housing. 2) Build college-type programs in shelter to inspire and teach individuals.

## SCHOOLS AND EDUCATION (for November)

**\*529 Plans & Federal FAFSA: Learn the essentials for tax-advantaged education savings — college, K-12, and more with Michael D. Markowitz, P.E., MBA.**

Chair Laraia introduced the committee, and Michael Markowitz delivered a comprehensive presentation titled “College Savings 101: What Every Parent Needs to Know”, covering the fundamentals of 529 plans, FAFSA, and broader strategies for education savings. He began by sharing his background as a licensed civil engineer with an MBA and his commitment to community education. His talk provided a detailed overview of 529 plans, how they originated, how they have expanded to cover K–12 tuition, apprenticeship programs, student loan repayment, and even ABLE accounts, and the tax benefits associated with them, particularly for New York residents. He discussed plan flexibility, investment options, estate planning advantages, and recent updates including higher gift tax exclusions and new rules allowing transfers from 529 plans to Roth IRAs under specific conditions. He emphasized the triple tax advantage, the importance of compounding, and the benefits of early and consistent contributions. The presentation also included guidance on FAFSA, financial aid changes, and practical scenarios raised during an active Q&A session, where he addressed issues such as unused funds, off-campus expenses, and education abroad.

Markowitz provided additional resources, links to state and federal programs, and encouraged families to open accounts early, even with small amounts, to maximize long-term benefits. He also highlighted New York City Public School’s initiative, [NYC Kids RISE Save for College Program](#), promoting early savings and acknowledged broader questions about equity and the impact of savings plans on income distribution. The session concluded with final reminders about FAFSA deadlines. **A copy of the slide presentation will be sent to attendees at a later date.**

Respectfully submitted,

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