

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

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FULL BOARD MEETING AGENDA

DATE: Thursday, January 22, 2026
TIME: 6:30 PM
PLACE: In Person at NYU Gould Welcome Center, 50 West 4th Street, and via Zoom

- I. **PUBLIC SESSION:** Members of the community may speak for a time to be specified by the Board Chair on any issue of interest to the community. **In-person Public Speaker's Cards available at registration. *Virtual Public Speaker's cards must have been submitted before 4:30 p.m. to info@manhattancb2.org* Written correspondence received in lieu of spoken testimony will be summarized.

II. ADOPTION OF AGENDA

III. REPORTS TO THE PUBLIC

- | | |
|-------------------------------|--------------------|
| 1. Elected Officials' Reports | |
| 2. Borough President's Report | Andrew Chang |
| 3. Chair's Report | Valerie De La Rosa |
| 4. Treasurer's Report | Antony Wong |
| 5. District Manager's Report | Mark Diller |

IV. BUSINESS SESSION

V. APPROVAL OF THE DECEMBER FULL BOARD MINUTES

VI. RESOLUTIONS FROM STANDING COMMITTEES

- | | |
|-----------------------------------|--------------------|
| 1. Executive | Valerie De La Rosa |
| 2. Land Use | Eugene Yoo |
| 3. Landmarks | Chenault Spence |
| 4. Street Activities & Resiliency | William Benesh |
| 5. SLA Licensing (1 & 2) | Donna Raftery |
| 6. Cannabis Licensing | Mar Fitzgerald |

VII. REPORTS WITHOUT RESOLUTIONS

- a. Parks & Waterfront

VIII. NEW BUSINESS

IX. ADJOURNMENT

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

Treasurer Report - Jan 2026
FY: July 1, 2025 to June 30, 2026

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Accounts

Street Fair Funds - Beginning July 1, 2025

Revenues

City Funds

Discretionary Funds - CM Marte

Street Fair Funds - FY26

Expenses

Personnel Services (PS)

Staff

Other Than Personnel Services (OTPS)

Equipment & Software / Copy Machine

Misc/Printing/Transportation

Postage

Professional Services

Space Rental

Supplies

Tech Subscriptions/Services

Balance

	Fiscal Yr Projection	Current
Street Fair Funds - Beginning July 1, 2025	\$ 78,319.00	\$ 78,319.00
City Funds	\$ 290,092.00	\$ 290,092.00
Discretionary Funds - CM Marte	\$ 5,000.00	\$ 5,000.00
Street Fair Funds - FY26	\$ 9,000.00	\$ -
	\$ 382,411.00	\$ 373,411.00
Personnel Services (PS)		
Staff	\$ (238,920.00)	\$ (109,571.15)
Other Than Personnel Services (OTPS)		
Equipment & Software / Copy Machine	\$ (5,000.00)	\$ (1,785.04)
Misc/Printing/Transportation	\$ (1,000.00)	\$ (221.16)
Postage	\$ -	\$ -
Professional Services	\$ (40,000.00)	\$ (24,515.36)
Space Rental	\$ -	\$ -
Supplies	\$ (2,500.00)	\$ (1,957.12)
Tech Subscriptions/Services	\$ (10,000.00)	\$ (2,447.36)
	\$ (297,420.00)	\$ (140,497.19)
Balance	\$ 84,991.00	\$ 232,913.81

Revised: Jan 20, 2026

◀ December January 2026 February ▶						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 New Year's Day	2	3
4	5 STREET ACTIVITIES & RESILIENCY	6 SLA-1	7 PARKS & WATERFRONT	8 SLA-2	9	10
11	12 CANNABIS LICENSING	13 OUTDOOR DINING WORKING GROUP	14 LAND USE	15 LANDMARKS	16	17
18	19 Martin Luther King Jr. Day	20 EXECUTIVE	21 Board Package	22 FULL BOARD	23	24
25	26 SCHOOLS & EDUCATION	27 TRAFFIC & TRANSPORTATION	28	29 HUMAN SERVICES	30	31

February 2026						
◀ January						March ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 STREET ACTIVITIES & RESILIENCY	3 SLA-1	4 PARKS & WATERFRONT	5 SLA-2	6	7
8	9 CANNABIS LICENSING	10 OUTDOOR DINING WORKING GROUP	11 LAND USE	12 LANDMARKS	13	14 Valentine's Day
15	16 Presidents' Day	17 EXECUTIVE	18 Ash Wednesday Board Package	19 FULL BOARD	20	21
22 Washington's Birthday	23 SCHOOLS & EDUCATION	24 TRAFFIC & TRANSPORTATION	25	26 HUMAN SERVICES	27	28

[< February](#)**March 2026**[April >](#)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 STREET ACTIVITIES & RESILIENCY	3 SLA-1	4 PARKS & WATERFRONT	5 SLA-2	6	7
8 International Women's Day	9 CANNABIS LICENSING	10 OUTDOOR DINING WORKING GROUP	11 LAND USE	12 LANDMARKS	13	14
15	16	17 St Patrick's Day EXECUTIVE	18 Board Package	19 FULL BOARD	20	21
22	23 SCHOOLS & EDUCATION	24 TRAFFIC & TRANSPORTATION	25	26 HUMAN SERVICES	27	28
29	30	31				

◀ March April 2026 May ▶						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 Passover begins at sundown	2 Holy Thursday	3 Good Friday	4
5 Easter	6 STREET ACTIVITIES & RESILIENCY	7 SLA-1	8 PARKS & WATERFRONT	9 SLA-2	10	11
12	13 CANNABIS LICENSING	14 OUTDOOR DINING WORKING GROUP	15 Tax Day LAND USE	16 LANDMARKS	17	18
19	20	21 EXECUTIVE	22 Administrative Professionals Day Board Package	23 FULL BOARD	24 Arbor Day	25
26	27 SCHOOLS & EDUCATION	28 TRAFFIC & TRANSPORTATION	29	30 HUMAN SERVICES		

May 2026						
◀ April						June ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 STREET ACTIVITIES & RESILIENCY	5 SLA-1	6 PARKS & WATERFRONT	7 SLA-2	8	9
10 Mother's Day	11 CANNABIS LICENSING	12 OUTDOOR DINING WORKING GROUP	13 LAND USE	14 LANDMARKS	15	16 Armed Forces Day
17	18	19 EXECUTIVE	20 Board Package	21 FULL BOARD	22	23
24	25 Memorial Day	26 TRAFFIC & TRANSPORTATION	27	28 HUMAN SERVICES	29	30
31						

◀ May June 2026 July ▶						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 STREET ACTIVITIES & RESILIENCY	2 SLA-1	3 PARKS & WATERFRONT	4 SLA-2	5	6
7	8 CANNABIS LICENSING	9 OUTDOOR DINING WORKING GROUP	10 LAND USE	11 LANDMARKS	12	13
14 Flag Day	15	16 EXECUTIVE	17 Board Package	18 FULL BOARD	19 Juneteenth	20
21 Father's Day	22 SCHOOLS & EDUCATION	23 Primary Day	24	25 HUMAN SERVICES	26	27
28	29	30	COMMITTEES NOT MEETING IN JUNE: Traffic & Transportation			

◀ June July 2026 August ▶						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4 Independence Day
5	6 STREET ACTIVITIES & RESILIENCY	7 SLA-1	8	9 SLA-2	10	11
12	13 CANNABIS LICENSING	14 OUTDOOR DINING WORKING GROUP	15	16 LANDMARKS	17	18
19	20	21 EXECUTIVE	22 Board Package	23 FULL BOARD	24	25
26	27	28	29	30	31	COMMITTEES NOT MEETING IN JULY: - Land Use - Parks & Waterfront - Traffic & Transportation

August 2026						
◀ July						September ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 STREET ACTIVITIES & RESILIENCY	4 National Night Out	5 SLA-1	6 SLA-2	7	8
9	10 CANNABIS LICENSING	11 OUTDOOR DINING WORKING GROUP	12	13 LANDMARKS	14	15
16	17	18 EXECUTIVE [moved to Thursday, 8/20]	19 Executive Package in lieu of Full Board	20 EXECUTIVE [Full Board does not meet in August]	21	22
23	24	25	26	27	28	29
30	31	COMMITTEES NOT MEETING IN AUGUST: Human Services Land Use Parks & Waterfront Schools & Education Traffic & Transportation				

◀ August September 2026 October ▶						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 SLA-1	2	3	4	5
6	7 Labor Day	8	9 PARKS & WATERFRONT	10 SLA-2	11 Patriot Day Rosh Hashanah begins at sundown	12
13	14 STREET ACTIVITIES & RESILIENCY'	15 OUTDOOR DINING WORKING GROUP	16 LAND USE	17 LANDMARKS	18	19
20 Yom Kippur begins at sundown	21	22 EXECUTIVE	23 Board Package	24 FULL BOARD	25	26
27	28 CANNABIS LICENSING	29 TRAFFIC & TRANSPORTATION	30 SCHOOLS & EDUCATION			

◀ September October 2026 November ▶						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 HUMAN SERVICES	2	3
4	5 STREET ACTIVITIES & RESILIEINCY	6 SLA-1	7 PARKS & WATERFRONT	8 SLA-2	9	10
11	12 <i>Columbus Day</i>	13 OUTDOOR DINING WORKING GROUP	14 LAND USE	15 LANDMARKS	16	17
18	19 CANNABIS LICENSING	20 EXECUTIVE	21 Board Package	22 FULL BOARD	23	24
25	26 SCHOOLS & EDUCATION	27 TRAFFIC & TRANSPORTATION	28	29	30	31 <i>Halloween</i>

◀ October November 2026 December ▶						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 STREET ACTIVITIES & RESILIENCY	3 Election Day	4 SLA-1 PARKS & WATERFRONT	5 SLA-2	6	7
8	9 CANNABIS LICENSING LAND USE	10 OUTDOOR DINING WORKING GROUP	11 Veterans Day	12 LANDMARKS	13	14
15	16	17 EXECUTIVE	18 Board Package	19 FULL BOARD	20	21
22	23 SCHOOLS & EDUCATION	24 TRAFFIC & TRANSPORTATION	25	26 Thanksgiving Day	27	28
29	30					

[◀ November](#)

December 2026

[January ▶](#)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 SLA-1	2 PARKS & WATERFRONT	3 SLA-2	4 Hanukkah begins at sundown	5
6	7 STREET ACTIVITIES & RESILIENCY	8 OUTDOOR DINING WORKING GROUP	9 LAND USE	10 LANDMARKS	11	12
13	14 CANNABIS LICENSING	15 EXECUTIVE	16 Board Package	17 FULL BOARD	18	19
20	21	22	23	24	25 Christmas	26
27	28	29	30	31	COMMITTEES NOT MEETING IN DECEMBER: Traffic & Transportation	

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EXECUTIVE COMMITTEE

January 20, 2026

The Executive Committee of Community Board 2, Manhattan, held its monthly meeting on Tuesday, January 20, 2026, at 6:30 PM in person at the CB2 District Office Conference Room, 3 Washington Square Village and via Zoom.

The full minutes of the meeting will be published separately.

Committee Members Present: Valerie De La Rosa, (Chair); Susanna Aaron; Rich Caccappolo; Susan Kent; Jeannine Kiely; Patricia Laraia; Brian Pape; Donna Raftery; Emma Smith; Carter Booth (nv)

Committee Members Remote and counting toward quorum: Chenault Spence; Eugene Yoo

Non-Committee Board Members Present Remotely: Katy Bordonaro; Juliet Kaye; Dr. Shirley Smith

Committee Members Absent with Notice: Will Benesh; Mar Fitzgerald; Antony Wong

Members of the Public Present Remotely: Monroe Clinton; Pete Davies; Darlene Lutz; Lynn Pacifico; Joy Pape

The following resolutions were adopted at the Executive Committee:

Resolution endorsing increased support for NYC Health & Hospitals/Bellevue in State and City Budgets

WHEREAS, NYC Health + Hospitals/Bellevue serves as a tertiary care hospital for the entire New York City Health + Hospitals Corporation as well as serving the local communities, including the one encompassed by Community Board 2, Manhattan;

WHEREAS, NYC Health + Hospitals/Bellevue provided care to 520,000 outpatients and 110,000 emergency room patients in the past year;

WHEREAS, NYC Health + Hospitals/Bellevue provided access to healthcare providers via telehealth to 105,770 patients who had issues with transportation, childcare coverage, work requirements, illness or disability;

WHEREAS, NYC Health + Hospitals believes that everyone, regardless of income, insurance status, or immigration status, is entitled to care, and as such, NYC Health + Hospitals/Bellevue is a safety net hospital in which the payor for approximately 60% of patients is Medicaid;

WHEREAS, Medicaid reimburses only about 70% of the actual cost of care, leading to substantial financial pressure on safety net hospitals;

WHEREAS, federal and state supplemental Medicaid payments and New York City currently cover the funding shortfall for NYC safety net hospitals;

WHEREAS, H.R.1, the so-called One Big Beautiful Bill, aims to cut more than \$1 trillion dollars in healthcare spending over the next decade, the majority from Medicaid;

WHEREAS, the continued functioning of NYC Health + Hospitals/Bellevue is critical to residents of Manhattan because Bellevue delivers care to uninsured and Medicaid patients at a scale unmatched by NYC private hospitals, carries major trauma and behavioral-health responsibilities, stabilizes the city's public hospital network, and provides essential surge capacity during public health emergencies;

WHEREAS, the NYC Health & Hospitals/Bellevue Community Advisory Board requested support from CB2 to strengthen Bellevue's position in both State and City budget processes;

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan, supports the positions of the NYC Health & Hospitals/Bellevue Community Advisory Board and asks that our elected officials advocate for the following:

1. **Make permanent the Fee-for-Service Upper Payment Limit** (instead of expiring March 31, 2026), which provides an enhanced Medicaid reimbursement rate that better reflects the actual cost and utilization of service; and
2. **Make permanent the telehealth parity law** (instead of expiring March 31, 2026), which increases access by enabling Bellevue to continue to provide telehealth care to vulnerable patients; and
3. **Support an overall increase in Medicaid reimbursement rates for safety net providers** because reimbursements that better reflect the actual cost of delivering care is the best method to address disparities among hospitals and to promote health equity.

Resolution Concerning the application to demolish the existing building at 139 Thompson St. and construct a new 6-story residential building.

Whereas:

- A. The tenement building was constructed as a twin, perhaps with minor variations, to the next-door building; and
- B. The applicant presented testimony, together with engineering reports containing drawings and photographs, that the deteriorated condition of the building is such that no part of the building apart from pieces of architectural detailing can be salvaged and represented without verification that the demolition has been approved by the Department of Buildings though the standard for demolition was unclear; and
- C. The applicant has owned the property building since 2007, the condition of the building at the time of purchase was habitable. There is evidence from news sources that the building has had a series of violations and an evacuation for structural issues in 2019 and it is currently registered with the Department of Buildings as containing 19 dwelling units, 12 of which are regulated; and
- D. The applicant was elusive about the history of the deterioration and the evidence of its current condition is deeply troubling given that the owner has, over many years, allowed the building to reach a point where demolition is under consideration, particularly when there is a history of numerous DOB violations, apparently an open court case concerning neglect, and the elimination of 12 rent controlled apartments, all of which raises the possibility that this is a case of “demolition by neglect”; and
- E. There has been considerable temporary reinforcing of the building’s interior which was represented as being necessary to prevent a “pancake” collapse; and
- F. The proposal is to construct a building that reproduces the existing facade design, adds a 6th floor penthouse level, and looks to the twin which was built at the same time and appears to be in good condition for missing building details; and
- G. The penthouse and bulkhead in gray zinc are positioned to minimize visibility though the penthouse is evidently visible from along the street to the north and this effect is minimized because it is backed by a taller building to the South; and
- H. The north wall and rear facade are to be in brick modeled on the original brick, rather than the existing stucco, to present a unified view of the front and the entirely visible north side wall; and

- I. The storefront is to be rebuilt in an infill of historic design including pilasters and with a screen band to mask HVAC louvers that presumably and references a historic intervention at the conversion of the ground floor from residential to a store; and
- J. The windows simulate two over two double hung windows with an objectionable “tilt and turn” mechanism that present a view that disturbs the historic character of the building when in either open position; and
- K. The north wall is adjacent to a private alley and contains numerous non-operable windows that the applicant represented as conforming in construction and total area to regulations concerning lot line windows; and
- L. The rear facade is recessed from the original plane in order to provide the required 30’ rear yard and balconies extend to align with the rear of the neighboring building; and
- M. The rear windows and balconies, though not of a historic design, are acceptable and there is a likely only a very minimal view of the balconies from Thompson Street; and
- N. A member of the public raised concerns about “demolition by neglect” in view of the present owner’s having owned the building since 2007; and
- O. Dena Tasse-Winter from Village Preservation testified with concern that there is a high level of scrutiny concerning the necessity for a total demolition:

The applicant presented no compelling evidence to demonstrate that demolition was the only feasible option, and that repair and restoration could not be done. There is considerable evidence to indicate that the longtime owner allowed the building to deteriorate for years, ignoring violations and worsening conditions, and now seeks to be rewarded by being allowed to demolish a landmarked building and destroy 19 units of housing, 12 of which were rent regulated, and replace them with 6-7 super-luxury units. While no evidence has been presented to support the claim that demolition is essential and not the result of neglect, there is much reason to be skeptical of such claims. Literally thousands of buildings exist in Manhattan and the five boroughs of this type and from this era, and the necessity for demolition due to structural deterioration is extremely rare if not unheard of and would more typically occur under much more stressful physical and financial circumstances. The scenario of the potential “pancaking” of the floors is almost unheard of, and there is no evidence presented that repairs and reconstruction would not be sufficient to address these issues. It must be noted that the plan to turn the development into much more expensive floor through units with open layouts and the most up to date amenities is only possible by demolishing and replacing the building, whereas repairing and restoring the building might allow for improvements, but wouldn’t lend itself as easily or fully to the dramatic upscaling the applicant seems to be seeking. We see no reason to approve demolition of a building which, like so many others like it can be repaired and restored and see no good reason to reward neglect and/or a disinclination to make repairs rather than wipe the slate clean. Permission to demolish would incentivize bad behavior that could be repeated at countless other locations, resulting in the loss of both historic structures and housing which would be more affordable than its proposed replacement.

- P. The CB2 Land Use Committee discussed this application at its meeting subsequent to the Landmarks Committee public meeting and discussed:
- a. CB2, Man. opposes rewarding landlords who fail to maintain their buildings; and
 - b. The apartments in the proposed building will most likely be more expensive, and furthermore reduce the number of rent-regulated units in our community; and
 - c. At the time of the SoHo/NoHo/Chinatown rezoning, CB2 expressed concerns that the new zoning would result in the demolition of smaller, older and more affordable housing stock in the new Opportunity Zones, but the potential loss of buildings within the core historic districts suggests that the problem may be even bigger than CB2 forecasted; and
 - d. If approved, this proposal would represent further net loss of housing units in CB2, despite the appearance of new housing construction activity; and
 - e. In this case alone, there will be a loss of as much as 68% of the housing units on this site, now
 - f. Upon further investigation after the meeting, there appears to be an active legal matter from March 19, 2020, *City of New York v. 139 Thompson Street LLC, et. al.*, where the City alleges that the owners “have neglected their building to the point that it is showing signs of structural decay”, and seeks prompt work to safeguard the building, its occupants and passersby, and protect the rent-regulated tenancies; and
 - g. For this demolition, especially with regard to the elimination of rent-regulated apartments, these agencies should conduct a review: New York State Homes and Community Renewal (NYS HCR), New York City (NYC) Mayor’s Office, NYC Mayor’s Office to Protect Tenants, NYC Housing Preservation & Development (NYC HPD), NYC LPC, and NYC Department of Buildings (DOB); now

Therefore be it resolved that CB2, Man. recommends:

- A. **Denial** of the application for complete demolition unless the Landmarks Preservation Commission affirms that restoration is impossible and that no part of the building, the facade in particular, can be preserved; and
- B. **Denial** of the application for demolition unless the Commission verifies that the building owner bears no responsibility for the current deteriorated condition and can rule out that this is “demolition by neglect”; and
- C. That if it is determined that this is an instance of “demolition by neglect” that the applicant is brought to account; and
- D. **Denial** of the application unless the Commission verifies that there were no irregularities concerning the vacating of the building by the last tenants and that there is adequate proof that the elimination of the twelve regulated apartments is in order; and
- E. That, in this unusual case, the application for demolition, and in particular the reduction of the number of rent-regulated apartments, be examined for worthiness at the highest levels of

all agencies involved as enumerated in whereas clause P above, and that the Commission consider any violations found by these agencies in its determination of demolition.

In the event that it is determined that demolition is the only solution and a new building is to be constructed:

- F. **Approval** of the front, side and rear facades excepting the storefront and windows on the front upper floors; and
- G. **Denial** of the storefront and, in view that the building is to be reconstructed, that the original residential tenement design be used; and
- H. **Denial** of the “tilt and turn” windows as disturbing the historic design of the building and recommends that the windows have the appearance, in any position, of historic double hung design; and

Approval of the penthouse and bulkhead.

Vote: Unanimous in favor



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LAND USE & HOUSING COMMITTEE

January 2026 Report to Full Board

Manhattan Community Board 2 Land Use & Housing committee met Wednesday, January 14, 2026 @ 6:30 PM in person at CB 2's Conference Room and virtually via Zoom.

Land Use committee members present in person: Katy Bordonaro (Vice Chair), Carter Booth (nv), Anita Brandt, Stella FitzGerald, Donna Raftery, Frederica Sigel, Sean Sweeney, Bo Riccobono.

Land Use committee members present remotely and counting towards quorum: Eugene Yoo (Chair) and David Gruber.

Land Use committee members present remotely and not counting towards quorum: Susan Wittenberg.

Land Use committee members absent with notice: Arturo Fernandez.

Land Use committee members absent without notice: Sean Sweeney.

CB2 Board members present: Susan Kent (Former CB2 Chair)

* Continued discussion of the impact of City of Yes Zoning Text Amendments on projects including 5 West 13th Street.

Report on 5 West 13th Street

Urban planner George Janes made a presentation of his findings about this proposed building at the December 2025 Land Use and Housing Committee. In September, Janes filed a zoning challenge with the NYC Department of Buildings (DOB) regarding this site on behalf of neighboring residents.

1. There are three bases for the Challenge.
 - a. The form of the building does not follow the zoning changes mandated by the City of Yes Housing Opportunity.
 - b. The building plans show too much floor area versus what is allowed.
 - c. There are basic calculation errors on the ZD1 form.
2. In June 2024, CB2 LUH discussed this site as an example of what might happen under City Of Yes Housing Opportunity (COYHO). Janes said that the Height Factor building now being proposed would not meet the COYHO requirements.
3. Steps to respond to challenge:

- a. DOB needs at least 75 days to resolve any zoning challenges. Janes says that this challenge is not that complicated. Also, as of January 14, 2026 DOB has not answered this challenge.
 - b. Anyone can appeal a DOB decision to BSA.
 - c. The proposed building's characteristics
 - d. It is a height factor building.
 - e. 36 condos are planned for the building.
 - f. It will rise over 500'.
 - g. It will be an uber luxury building with no affordable housing.
 - h. There are two 24'-tall mechanical floors.
 - i. The apartment floor-to-floor heights are 12-16' each. The height of the floors is contributing to the out-of-scale nature of this building.
 - j. Work is currently underway to prepare the site and start the foundation.
4. The zoning challenge identifies the following problems and issues with the building:
- a. Breaks the street wall, continuity of neighborhood massing, and the spirit of the zoning.
 - b. The height of the floors contributes to the out-of-scale nature of this building.
 - c. The fact that this is the first site in CB2 to be built under City of Yes for Housing Opportunity (COYHO) means that there are no precedents to guide developers.
 - d. The building massing is based on the outdated (1930-1960) urban planning concept "tower in the park" – now considered a failure in urban planning for the many problems it introduced sociologically including isolation and segregation from the wider community, and inefficiency in land use planning.

In response to the larger issues uncovered during the review of the building proposed at 5 West 13th Street, the Land Use and Housing committee discussed the need for best practices on issuing changes to the zoning text.

Resolution on Best Practices for Tracking and Issuing Changes to the City Zoning Resolution

Whereas

1. Urban Planner George Janes has studied the proposed building plans for 5 West 13th Street and found three reasons to file a challenge with the NYC Department of Buildings (DOB):
 - a. The building form does not follow City of Yes Housing Opportunity (COYHO) requirements,
 - b. The proposed building has more FAR on the plans than is allowed, and
 - c. There are basic calculation errors on the ZD1 form for the DOB application.
2. In analyzing the particular plans for 5 West 13th Street, Janes found larger, more concerning problems with the process for updating the zoning text:
 - a. NYC DCP is changing the text of the Zoning Resolution without any oversight. At least 200 such changes have been flagged
 - b. Some of the changes are "copy edit" issues and do not pose a major problem.

- c. Other changes are alterations to the substance and deviate from the text voted into law by the City Council.
- d. For example, there was a deletion of the following sentence from §21-15:
“R-11, R-11A, R-12 districts may only be mapped in Mandatory Inclusionary Housing Areas.”

This sentence is the only place in the Zoning Resolution that declaratively states that certain zoning districts must be in MIH areas, and its removal could be interpreted as a change in DCP policy.

- e. After Janes uncovered the problem and inquired about it, DCP restored the sentence to the Zoning Resolution in §21.14.
 - f. There are no annotations nor information about the reasons for any of the changes.
 - g. Janes had to rely on personal copies of previously-downloaded versions of the Zoning Resolution in order to identify when specific changes had been made.
3. There does not appear to be any guidelines that DCP follows in amending or correcting the Zoning Resolution text, and there is no oversight of these changes.

Therefore be it resolved that CB2 Manhattan makes the following recommendations with respect to issuing changes and corrections to the Zoning Resolution:

- 1. Set up a mandated review system for all Administrative Changes/Corrections to the Zoning Resolution,
- 2. Maintain a tracked changes document so that anyone can view when the changes were made,
- 3. Allow the public to be able to access all communications regarding any text changes in order to achieve complete transparency.
- 4. Conduct an audit of all recent changes to the Zoning Resolution in order to see if the changes made were in the spirit of administrative changes and corrections.
- 5. Expediently review any zoning challenges, particularly in the first three years after the adoption of major changes to the Zoning Resolution.
- 6. Create and follow best practices for annotating and preserving changes, including keeping annotated online versions showing the Zoning Resolution as of a certain date.

Vote: Unanimous in favor.

New Business

Under **New Business**, an application for Landmarks review of the demolition of an existing building and construction of a new 6-story residential building at 139 Thompson Street was brought to the attention of the Land Use and Housing Committee.

The Committee discussed the unusual nature of this application, as well as the elimination of a significant number of residential units and 12 rent-regulated units from the housing stock within Community District 2.

The following resolution is submitted for review and consideration.

**Resolution on Net Loss of Housing and Rent-Regulated
Affordable Housing at 139 Thompson Street**

Whereas:

1. 139 Thompson Street is a tenement building with 19 apartments, 12 of which are reportedly rent-regulated; and
2. The current owner claims that the building is in such disrepair that it must be demolished, which will result in the loss of a large number of affordable units; the owner will replace it with a building that will have only six or seven units; and
3. The current building appears to be headed for demolition by neglect, although CB2 does not have sufficient information to confirm that judgment. However, CB2 opposes rewarding landlords who fail to maintain their buildings; and
4. The apartments in the proposed building will most likely be more expensive, and furthermore reduce the number of rent-regulated units in our community; and
5. At the time of the SoHo/NoHo/Chinatown rezoning, CB2 expressed concerns that the new zoning would result in the demolition of smaller, older and more affordable housing stock in the new Opportunity Zones, but the potential loss of buildings within the core historic districts suggests that the problem may be even bigger than CB2 forecasted; and
6. If approved, this proposal would represent further net loss of housing units in CB2, despite the appearance of new housing construction activity; and
7. In this case alone, there will be a loss of as much as 68% of the housing units on this site.

Therefore be it resolved that CB2 Manhattan:

1. Opposes the demolition of 139 Thompson based on the current information available.
2. Protests the destruction of rent-regulated apartments in our district.
3. Recommends that this application for demolition be examined for worthiness at the highest levels of all agencies involved: New York State Homes and Community Renewal (NYS HCR), New York City (NYC) Mayor's Office, NYC Mayor's Office to Protect Tenants, NYC Housing Preservation & Development (NYC HPD), NYC LPC, and NYC Department of Buildings (DOB).

Vote: Unanimous in favor.

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



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

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LANDMARKS & PUBLIC AESTHETICS COMMITTEE #1

The Community Board 2, Manhattan Landmarks and Public Aesthetics Committee held first January 2026 meeting on January 12, 2026, by hybrid video conferencing from the CB2 conference room.

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

Board Members Absent with Notice: Eugene Yoo, Anita Brandt

Board Members Absent without Notice: Bo Riccobono

Public Members Present: None

Public Members Absent with notice: Albert Bennett

Board Members Present: None

Guests: Dena Tasse-Winter, Village Preservation

There was not a quorum present. All members present approve the resolution written below.

***139 Thompson St. – (Sullivan-Thompson Historic District) – Application is to demolish an existing building and construct a new 6-story residential building.**

Whereas:

A. The tenement building was constructed as a twin, perhaps with minor variations, to the next-door building; and

B. The applicant presented testimony, together with engineering reports containing drawings and photographs, that the deteriorated condition of the building is such that no part of the building apart from pieces of architectural detailing can be salvaged and represented without verification that the demolition has been approved by the Department of Buildings though the standard for demolition was unclear; and

C. The applicant has owned the property building since 2007, the condition of the building at the time of purchase was habitable. There is evidence from news sources that the building has had a series of violations and an evacuation for structural issues in 2019 and it is currently registered with the Department of Buildings as containing 19 dwelling units, 12 of which are regulated; and

- D. The applicant was elusive about the history of the deterioration and the evidence of its current condition is deeply troubling given that the owner has, over many years, allowed the building to reach a point where demolition is under consideration, particularly when there is a history of numerous DOB violations, all of which raises the possibility that this is a case of “demolition by neglect”; and
- E. There has been considerable temporary reinforcing of the building’s interior which was represented as being necessary to prevent a “pancake” collapse; and
- F. The proposal is to construct a building that reproduces the existing facade design, adds a 6th floor penthouse level, and looks to the twin which was built at the same time and appears to be in good condition for missing building details; and
- G. The penthouse and bulkhead in gray zinc are positioned to minimize visibility though the penthouse is evidently visible from along the street to the north and this effect is minimized because it is backed by a taller building to the South; and
- H. The north wall and rear facade are to be in brick modeled on the original brick, rather than the existing stucco, to present a unified view of the front and the entirely visible north side wall; and
- I. The storefront is to be rebuilt in an infill of historic design including pilasters and with a screen band to mask HVAC louvers that presumably and references a historic intervention at the conversion of the ground floor from residential to a store; and
- J The windows simulate two over two double hung windows with an objectionable “tilt and turn” mechanism that present a view that disturbs the historic character of the building when in either open position; and
- K. The north wall is adjacent to a private alley and contains numerous non-operable windows that the applicant represented as conforming in construction and total area to regulations concerning lot line windows; and
- L. The rear facade is recessed from the original plane in order to provide the required 30’ rear yard and balconies extend to align with the rear of the neighboring building; and
- M. The rear windows and balconies, though not of a historic design, are acceptable and there is a likely only a very minimal view of the balconies from Thompson Street
- N. Dena Tasse-Winter from Village Preservation testified with concern that there is a high level of scrutiny concerning the necessity for a total demolition:

The applicant presented no compelling evidence to demonstrate that demolition was the only feasible option, and that repair and restoration could not be done. There is considerable evidence to indicate that the longtime owner allowed the building to deteriorate for years, ignoring violations and worsening conditions, and now seeks to be rewarded by being allowed to demolish a landmarked building and destroy 19 units of housing, 12 of which were rent regulated, and replace them with 6-7 super-luxury units. While no evidence has been presented to support the claim that demolition is essential and not the result of neglect, there is much reason to be skeptical of such claims. Literally thousands of buildings exist in Manhattan and the five boroughs of this type and from this era, and the

necessity for demolition due to structural deterioration is extremely rare if not unheard of and would more typically occur under much more stressful physical and financial circumstances. The scenario of the potential “pancaking” of the floors is almost unheard of, and there is no evidence presented that repairs and reconstruction would not be sufficient to address these issues. It must be noted that the plan to turn the development into much more expensive floor through units with open layouts and the most up to date amenities is only possible by demolishing and replacing the building, whereas repairing and restoring the building might allow for improvements, but wouldn’t lend itself as easily or fully to the dramatic upscaling the applicant seems to be seeking. We see no reason to approve demolition of a building which, like so many others like it can be repaired and restored and see no good reason to reward neglect and/or a disinclination to make repairs rather than wipe the slate clean. Permission to demolish would incentivize bad behavior that could be repeated at countless other locations, resulting in the loss of both historic structures and housing which would be more affordable than its proposed replacement.

O. A member of the public raised concerns about “demolition by neglect” in view of the present owner’s having owned the building since 2007; now

Therefore be it resolved that CB2, Man. recommends:

A. **Denial** of the application for complete demolition unless the Landmarks Preservation Commission affirms that restoration is impossible and that no part of the building, the facade in particular, can be preserved; and

B. **Denial** of the application for demolition unless the Commission verifies that the building owner bears no responsibility for the current deteriorated condition and can rule out that this is “demolition by neglect”; and

C. That if it is determined that this is an instance of “demolition by neglect” that the applicant is brought to account; and

D. **Denial** of the application unless the Commission verifies that there were no irregularities concerning the vacating of the building by the last tenants and that there is adequate proof that the elimination of the twelve regulated apartments is in order; and

In the event that it is determined that demolition is the only solution and a new building is to be constructed:

E. **Approval** of the front, side and rear facades excepting the storefront and windows on the front upper floors; and

F. **Denial** of the storefront and, in view that the building is to be reconstructed, that the original residential tenement design be used; and

G. **Denial** of the “tilt and turn” windows as disturbing the historic design of the building and recommends that the windows have the appearance, in any position, of historic double hung design; and

H. **Approval** of the penthouse and bulkhead.

This resolution was affirmed by the members of the Committee who were present.

2. ***27 E. 4th St.** (NoHo Historic District Extension) – Application is to demolish an existing building and to construct a new building. **(layover to February)**

Respectfully Submitted

Chenault Spence

Chenault Spence, Chair

DRAFT

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



Antony Wong, *Treasurer*
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LANDMARKS & PUBLIC AESTHETICS COMMITTEE #2

The Community Board 2, Manhattan Landmarks and Public Aesthetics Committee held second January 2026 meeting on Thursday, January 15, 2026, in person and by hybrid video conferencing from the CB2 conference room.

Committee Members Present: Chenault Spence (Chair) (remote), Susan Gammie (Vice-Chair), Brian Pape (remote), Eugene Yoo, Anita Brandt, Bo Riccobono

Board Members Absent with Notice: None

Board Members Absent without Notice: None

Public Members Present: None

Public Members Absent with notice: Albert Bennett

Board Members Present: Sean Sweeney

Guests: Dena Tasse-Winter, Village Preservation

1. ***44 King St. (Charlton King Vandam Historic District) – Application is to lengthen the 3rd floor windows on the rear façade.**

Whereas:

- A. The application seeks to modify a previously approved application in response to a request from the Landmarks Commission; and
- B. The top floor windows are in a style and color matching the approved lower floor designs; and
- C. The usual recommendation for rear facade top floor windows is to preserve the original design to reflect the historic condition however in this instance the windows are not aggressively modern and match the windows on the lower floors and there is similar treatment of top floor windows in the donut; now

Therefore be it resolved that CB2, Man. recommends **approval** of the lengthening of the top floor rear windows to match the lower floors in this exceptional instance.

Vote: Unanimous

2. *29 King St. (Charlton King Vandam Historic District) – Application is to add operable glass doors to an existing rear yard metal and glass canopy.

Whereas:

- A. The existing condition is an open glass canopy attached to the building with poles supporting the south side; and
- B. The proposal is to enclose the area with simple operable glass full length doors that are harmonious with the canopy and the building; now

Therefore be it resolved that CB2, Man. recommends **approval** of the enclosing of an existing glass canopy with glass doors.

Vote: Unanimous

3. *70 Fifth Ave. (Individual Landmark) – Application is to replace the existing terracotta cornice to match the existing detailing with GFRP.

Whereas:

- A. The building is an individual landmark adjacent to the Greenwich Village Historic District; and
- B. The existing terracotta cornice is supported by the terracotta wall, and it has been determined that the weight of the cornice is unable to be supported by the wall and has caused cracking; and
- C. The light weight of the GFRP, to be molded from the existing cornice, can easily be supported by the facade; and
- D. The GFRP replacement will reproduce the profile of the the existing cornice and will be coated with an approved material that will match the coating to be applied to the terracotta in the window surrounds; and
- E. With the reproduction of the profile and the coating matching the window detailing and the distance from the street, the appearance of the replacement will be indistinguishable from the original;

Now therefore be it resolved that CB2, Man. recommends **approval** of the replacement of the terracotta cornice with GFRP molded from the original cornice provided that the finish matches the finish of the existing terracotta detailing of the windows.

Vote: Unanimous

4. *39 Bethune St. (Greenwich Village Historic District) – Application is to modify approval to replace existing greenhouse on the south terrace with a modified version and to install a residential elevator abutting the east end of the greenhouse

Whereas:

- A. The existing greenhouse design is to be replaced in a similar design with a flat roof, insulated glazing and the eastern end will be removed to accommodate an elevator shaft; and
- B. The elevator is to be installed before the eastern windows in an existing atrium, the windows will be converted to doors with minimal disturbance to the facade, fitted with considerable glazing, and it does not detract from the historic character of the building and is not visible from any public thoroughfare; and
- C. The elevator shaft is black fire-rated steel framing and glazing and was represented by the applicant as conforming to all fire and safety regulations; now

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

- A. **Approval** of the modifications to the greenhouse design and the installation of the elevator shaft; and
- B. That the glazing in the elevator shaft be inset provided that this can be done in conformance to safety and fire regulations.

Vote: Unanimous

5. 230 West 11th St. (Greenwich Village Historic District) – Application is to construct a rooftop addition; modify the existing rear addition and rear facade window openings; and replace windows at the front facade.

Whereas:

- A. The existing front windows will be replaced, and all facade restoration will be considered by the Commission staff; and
- B. There is an existing rear extension which is to be made two feet deeper, and the windows are to be modified to full length windows /doors at the basement and parlor floors and a full height two story window with a curved top to the east; and
- C. The second floor is full length windows and the top floor the windows are modified to replicate the corresponding historic design windows at the front, and the rear parapet is being modified and the cornice reconstructed; and
- D. The rear facade masonry will be repaired with matching bricks; and
- E. The proposed stone clad penthouse is typical in size and design to approved row house penthouses in the district and is very minimally visible from a far distance; and
- F. The rear cornice will be modified, and safety railings will be installed; and

G. Excavation of the cellar to accommodate a swimming Pool is to be considered by LPC Staff. The construction will be with benching and minimal underpinning at the rear within the property and not adjacent to neighboring properties and the applicant gave assurances that all regulations and construction methods to protect the integrity of the subject property and neighboring properties would be followed. Now

Therefore be it resolved that CB2 Manhattan recommends:

A. **Approval** of the rear extension and the windows for the extension and the modification of the of the top floor windows; and

B. **Approval** of the stone clad penthouse and modifications to the rear facade cornice

Vote: Unanimous

6. *20 King St. (Charlton King Vandam Historic District) – Application is to restore the King St. facade, construct a 2-story rear yard addition and terrace above the new addition, construct a roof stair bulkhead, install rooftop railings, adjust rear mansard roof on 3rd floor and replace all windows.

(WITHDRAWN)

Respectfully Submitted



Chenault Spence, Chair



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STREET ACTIVITIES AND RESILIENCY COMMITTEE

January 2026

The Street Activities and Resiliency Committee of Community Board #2, Manhattan held its monthly meeting on Monday, December 1, 2025, at 6:30 p.m. in person in the CB2 office and via Zoom.

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

Committee Member Present Remotely (Excused): Ed Ma

Committee Members Present Remotely: Rocio Sanz

Street Activity Applications

1. ***1.13.26 – Nolita Studios Dunkin Collab (Sponsor: Sharon Marie Miller), Bowery bet. E. Houston & Prince Sts. [curb lane only-W.]**

Whereas, the applicant is seeking a curb lane and partial sidewalk closure to support a pop-up coffee truck activation for Dunkin Donuts in front of 250 Bowery, between Houston and Prince streets; and

Whereas, the activation will consist of a branded truck parked in the curb lane, giving out free samples of coffee to passers-by; and

Whereas, the activation is expected to be live from 10 AM to 2 PM on Tuesday, January 13th; and

Whereas, the applicant doesn't expect a queue to form beyond 10-12 people, but BAs will be on site to manage any queue that forms; and

Whereas, the applicant will have trash bags on site for waste; and

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

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Nolita Studios Dunkin Collab (Sponsor: Sharon Marie Miller)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote; Adopted Unanimously

2. ***1.15.26 – Turbotax Launch Event @ SoHo Lofts (Sponsor: All Terrain Collective), 1) Broadway bet. Broome & Grand Sts. [partial SW closure-W.]; 2) Grand St. bet. Broadway & Mercer St. [partial SW closure-N.]; 3) Broadway bet. Broome & Grand Sts. [curb lane only-W.]; 4) Grand St. bet. Broadway & Mercer St. [curb lane only-N.]; 5) Mercer St. bet. Broome & Grand Sts. [curb lane only-E.];**

Whereas, the applicant, representing tax software brand Turbotax, is planning a launch event for the new Turbotax store which will be opening at 463 Broadway, at the corner of Grand Street and Broadway; and

Whereas, in conjunction with the opening, there will be a two-part event for select invited attendees, beginning at the new store location at 463 Broadway, and moving to the Soho Lofts at 477 Broadway; and

Whereas, the portion at 463 Broadway will take place inside the store from 4 PM to 7 PM on Thursday, January 15th, after which attendees will move down the block for the portion of the event at 477 Broadway (Soho Lofts) from 7-10 PM; and

Whereas, in conjunction with these two events, the applicant is seeking a partial sidewalk closure for the west sidewalk of Broadway between Broome and Grand, in order to create an “archway” with lights and planters for attendees to walk through when moving from one event to the other; and

Whereas, the setup for the archway / streetscape will begin earlier in the day on the 15th, but will begin to be taken down immediately after 10 PM when the event concludes; and

Whereas, the archway / streetscape will not impede the requisite 5+ foot pedestrian walkway on the sidewalk; and

Whereas, there will not be any amplified sound, food or beverages distributed on the sidewalk; and

Whereas, the applicant had previously been considering the use of heaters but has decided that they are not needed; and

Whereas, there will be some celebrity presence at the event including Issa Rae on a panel at 463 Broadway during the first portion of the event and a performance by Anderson .Paak during the second portion of the event at 477 Broadway; and

Whereas, given the celebrity presence, even though the event is private, significant security will be on site including 8 total security guards plus brand ambassadors; and

Whereas, the curb lane will also be used for production parking and potentially parking of a wrapped vehicle; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Turbotax Launch Event @ SoHo Lofts (Sponsor: All Terrain Collective)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted unanimously.

3. 1.15-1.16.26 - LEXA GATES x IAM ACTIVATION 3P5 (Sponsor: 6Degrees Films), Wooster St. bet. Canal & Grand Sts. [SW & curb lane closure-W]

Whereas, the applicant is seeking west curb lane and sidewalk closure for the setup and breakdown of an album release activation to be held inside the Jeffrey Deitch Gallery at 18 Wooster Street; and

Whereas, setup is expected to take place 1/15 at 10:30a with the event starting at 12p, lasting through 1/16 at 12a and crew out by 2a, then breakdown occurring on 1/16 from 10:30a to 4p; and

Whereas, although the event takes place entirely inside, the event is advertised and will be broadcasted to the public through streaming company Twitch and promoted through social media, including by artist Lexa Gates; and

Whereas, Lexa Gates is an up-and-coming artist from NYC and, thus, it can be reasonably expected that such an activation will draw crowds, especially given the media promotion; and

Whereas, the applicant has a vague, unsatisfactory plan for managing potential crowds, including lack of pedestrian passage, line management, and security; now,

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **LEXA GATES x IAM ACTIVATION 3P5 (Sponsor: 6Degrees Films)** given lack of a crowd management plan, general oversaturation of events in this area, and lack of sufficient space at this location to handle crowding. Further, CB2 Manhattan recommends the applicant develop a more thorough plan for potential crowding with more security and consider using the curb lane for line management to protect pedestrian passage and manage noise. Additionally, the committee requests the applicant notify surrounding retail and residential tenants and provide day-of contact information for any issues that arise

Vote: Adopted unanimously.

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



Antony Wong, *Treasurer*
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SLA LICENSING COMMITTEE 1

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

Committee Board Members Present: D. Raftery (Chair), C. Booth, C. Flynn, S. Wittenberg,

Committee Board Members Arriving Late: A. Wong

Committee Board Members Absent with Notice : L. Rakoff, Dr. S. Smith

RESOLUTIONS:

1. Greene Street Enterprises Inc dba White Oak Tavern 21 Waverly Pl 10003 (OP–Restaurant) (Alteration)

- i. **Whereas**, the Licensee appeared before Community Board 2, Manhattan’s (CB2M) SLA Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for an alteration to their existing On-Premises Restaurant Liquor License (Lic. ID # 0340-22-103484) for a neighborhood restaurant and bar serving lunch, brunch and dinner in the ground floor of a six (6)-story mixed-use building (ca. 1930) on Waverly Place at the northeast corner of Waverly Place and Greene Street (Block #548/Lot #45); and
- ii. **Whereas**, the Licensee appeared before CB2M in December/2013 for the original liquor license at this location, which CB2M unanimously recommended approval of, the Licensee stating that earlier this year they realized that their Place of Assembly and Department of Building plans, which had been approved for the past 12 years, didn’t match what was on file with the NYSLA, the instant application being to update the floor plans to include the ADA bathroom and the addition of approximately 10 seats at the bar; and
- iii. **Whereas**, the ground floor premises is approximately 4,500 sq. ft. (2,500 sq. ft. on the ground floor connected by an interior stairway to a 2,000 sq. ft. cellar with no patron use), there are 17 tables and 77 seats, one bar with 26 seats, three (3) bar “shelves” with 13 seats total for a total seated patron occupancy of 116 persons and a legal occupancy of 125 persons; the premises has one (1) door which will serve as patron ingress and egress, one (1) emergency exit and three (3) bathroom; the original application did not include a sidewalk café as they were previously prohibited by zoning at the location, the Licensee having filed an alteration application in March/2025 to add a sidewalk café at this location under the Dining Out NYC program and signed stipulations with CB2M which included closing the outdoor seating at 10 PM each night; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there are no changes in principals or in method of operation included with the instant application ; and

iv. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the On-Premises Liquor License, with those stipulations as follows:

1. Will be advertised and operate as a full-service neighborhood restaurant and tavern with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be from 11:00 AM to 2 AM Sundays through Wednesdays and 11 AM to 3 AM Thursdays through Saturdays. All patrons will be cleared, and no patrons will remain after stated closing time.
3. Will not operate as a Lounge or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café operating under the Dining Out NYC program consisting of not more than 6 tables and 12 seats on Waverly Place and 5 tables and 10 seats on Greene Street. All stipulations signed in March/2025 for the sidewalk seating remain in effect, including closing the sidewalk café at 10 PM each night.
5. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
6. Will have no more than 4 televisions no larger than 54". There will be no projectors and TV will operate in "closed caption" mode only without sound aside from Oscar's and Super Bowl.
7. Will close all doors and windows at 9 PM nightly, allowing only for patron ingress and egress.
8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
9. Will not install or have French doors, operable windows or open facades.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
13. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances or velvet ropes or barricades.
14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
15. Will appear before CB2M prior to submitting changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2M recommends denial of the alteration application to the On-Premises liquor license for **Greene Street Enterprises Inc dba White Oak Tavern 21 Waverly Pl 10003**, unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "method of operation" on the NYSLA liquor license.

Vote: Unanimous in favor (6 board members)

2. Motek West Village LLC 184-186 Bleecker St 10012 (OP–Restaurant)

i. **Whereas**, the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant Liquor License to operate a Kosher-style, Eastern Mediterranean restaurant in the ground floor of a five (5)-story mixed-use building on Bleecker Street on the southeast corner of Bleecker and MacDougal Streets (Block #526 / Lot #56), the building falling within NYC LPC's designated South Village Historic District; and

- ii. **Whereas**, the ground floor premises is approximately 3,500 sq. ft., with 2,500 sq. ft. on the ground floor and 1,000 sq. ft. in the basement, the basement being connected by an interior stairway with no patron use of the basement; there will be 22 tables and 60 seats and one bar with 13 seats for a total seated occupancy of 73 persons and a legal occupancy of 74 persons, there is one (1) entrance serving as both patron ingress and egress, two (2) emergency exits and two (2) patron bathrooms; there are full length operable windows running the entirety of the storefront premises on both Bleecker and MacDougal Streets; there is no outdoor seating included with this application; and
- iii. **Whereas**, the Applicant's hours of operation will be 10 AM to 12 AM Saturdays and Sundays and 11 AM to 12 AM Mondays through Fridays; music will be recorded background music 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 2021 to 2025 as Figaro NYC LLC dba Figaro (Lic ID # 0340-22-110104) and prior to that was operated as Le Figaro Café, an iconic Greenwich Village establishment that had operated for over five decades (until closing in 2008) at the location, and included among its patrons such historic cultural figures as Bob Dylan, Lenny Bruce and Jack Kerouac; the Applicant having opened a restaurant with a similar concept in the Flatiron area of Manhattan earlier in 2025 and has many licensed establishments throughout Florida under the same concept; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new On-Premises Restaurant Liquor License, with those stipulations as follows:
1. Will be advertised and operated as a full-service Kosher-style Eastern Mediterranean restaurant.
 2. The hours of operation will be 10 AM to 12 AM Saturdays and Sundays and 11 AM to 12 AM Mondays through Fridays. 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. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
 5. Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 11 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
 6. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 7. Will install proper soundproofing to ensure the operations of the restaurant do not cause a disturbance to adjacent residents.
 8. There will be no speakers placed near the operable windows and no speakers positioned facing towards the sidewalks.
 9. Will not have televisions.
 10. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 11. Will not have patron occupancy/service to any portion of the basement of licensed premises
 12. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
 13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.

14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 16. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
 17. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
 18. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.
 19. Will appear before CB2M for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- vii. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this location, there being **143 active licensed premises** within 750 ft. and 6 pending licenses according to LAMP, 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 CB2M recommends denial of the application for a new On-Premises Restaurant Liquor License for **Motek West Village LLC 184-186 Bleecker St 10012** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor (6 board members)

3. **Sweet Hospitality Group, LLC 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 (CB2M) SLA Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for a Wine, Beer, Cider–Legitimate Theatre liquor 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 4th 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) which includes a courtyard, the buildings falling within NYC LPC’s designated NoHo Historic District and the Special SoHo-NoHo Mixed Use District; and
 - ii. **Whereas**, the combined premises is roughly 13,939 sq. ft., the cellar consisting of approximately 6,490 sq. ft. spread between the two buildings and being used for office, dressing rooms, food prep, laundry and the theatre workshop with no patron use; the basement, located only in the 434 Lafayette Street building being approximately 4,674 sq. ft. where the lobby, theatre, bar and patron bathrooms are located and the first floor, also located solely in the 434 Lafayette Street building, being 2,775 sq. ft. and being used as balcony seating and offices, the three floors being connected by an interior staircase; there will be six (6) tables and ten (10) seats and one bar with no seats in the cellar floor lobby area and approximately 280 seats in the theatre; there is one (1) doorway serving as patron ingress and egress, three (3) emergency exits and five (5) patron bathrooms; there is a 1,495 sq. ft. courtyard in the rear of 432 Lafayette Street which will have eight (8) tables and 70 seats and one (1) bar with no seats, the courtyard being accessed within the theatre/auditorium seating via a doorway and an exterior staircase; and

- iii. **Whereas**, the hours of operation will be 11 AM to 12 AM Sundays through Saturdays (7 days a week) with the premises open only to ticketed patrons and the service of alcohol occurring starting one hour before any ticketed performance and ending one hour following the end of the performance, 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, no DJs, no promoted events, no velvet ropes or metal barricades; patrons will be permitted to bring food and drinks to their seats and there will be the service of food and drinks in the exterior courtyard; and
- iv. **Whereas**, the premises is previously unlicensed and has operated as The Astor Place Theatre since 1968 albeit without any use of the adjacent unenclosed exterior space located at 432 Lafayette Street, the courtyard previously not being part of The Astor Place Theatre premises; the owners of the Astor Place Theatre are also co-owners of the buildings at 432 and 434 Lafayette Street; and
- v. **Whereas**, the Applicant had originally appeared before CB2M for an On-Premises–Legitimate Theatre liquor license in November/2025 with the same proposed method of operation including use of the exterior courtyard, concerns were raised about the commercial use of the courtyard as it was located in a doughnut surrounded by residents’ homes, the walls of the courtyard being the building walls of the adjacent residential buildings, the Applicant having done no outreach to those residents, additionally the Applicant could not supply a Certificate of Occupancy or Letter of No Objection for the use of eating and drinking in the courtyard, the Applicant agreeing to remove the courtyard from the licensed premises and signing a stipulation agreement with CB2M that included “will not operate a backyard garden, courtyard or any other outdoor area for commercial purposes”; and
- vi. **Whereas**, the Applicant and their Attorney re-notified CB2M and again appeared before CB2M’s SLA Licensing Committee for an On-Premises–Legitimate Theatre liquor license in December/2025 which included the use of the courtyard, the Applicant seeking to gain support for including the courtyard as part of the licensed premises, CB2M having received five letters in strong opposition to the application from residents at 430 Lafayette Street which is adjacent to the courtyard in addition to a petition in opposition, the Applicant again having done no outreach to these residents, offering no means of mitigating the disturbance to residents of having 70 people outside their windows and not providing any pathway for obtaining the proper permits for eating and drinking in the courtyard, including providing for proper egress, the Applicant choosing to withdraw the Application; and
- vii. **Whereas**, the Applicant appeared once again this month for the instant application with a new Attorney, affirming that the On-Premises–Legitimate Theatre liquor license application had been withdrawn from the NYS Liquor Authority, the instant application being for wine and beer only in order for the Applicant to receive a temporary permit quickly with the Applicant affirming they will be returning for a full liquor license at the location in the future, the instant application including use of the exterior courtyard for the service of alcohol to 70 patrons, the Attorney citing that the courtyard had been used for eating and drinking at times long in the past, albeit without obtaining proper permits, the Applicant willing to remove the service of alcohol from the courtyard at this time while retaining the ability for patrons to use the courtyard for the service of food and non-alcoholic beverages in exchange for receiving support of the application from the community and CB2M; and
- viii. **Whereas**, the buildings at 428-434 Lafayette Street are the four last remaining buildings of Colonnade Row, a group of 1830s row houses and among the first buildings in NYC to be individually landmarked, the buildings currently consist of multiple floors of long-term residential, rent-stabilized tenants, the buildings have not been renovated over the years maintaining original historic single pane windows, brick walls and wood beam floors, the surrounding buildings are all five (5) stories or taller creating a vacuum where any noise from the exterior courtyard bounces between the walls of the surrounding buildings and projects directly into the apartment windows, with most of the surrounding

residents being in rental units and therefore it's not under the control of the renters to replace windows with more soundproof ones, setting aside the logistics of making alterations to a landmarked building; and

- ix. **Whereas**, the exterior courtyard is located in a separate building from the building which houses the 280 seat theatre, the 74 maximum occupancy exterior courtyard space has not been part of any past theatre uses at this location, the exterior courtyard is not currently permitted for occupancy for outdoor commercial use or any use that has been presented and no permissible use appears to have been allowed in the past, the exterior courtyard is not a permitted public assembly space for over 74 people, there was no clear presentation of how the smaller 74 person space would be used by patrons of the 280 occupancy theatre next door, nor how the impacts of having 74 people filtering in and out of the exterior space surrounded by residential units would be mitigated for this new use in these historic individual landmark buildings, the new operators of the building being unwilling to acknowledge the significant and severe new impact that this use would have on the residential donut at any hour of operation especially coupled with compelling testimony to CB2 regarding the impacts of past improper uses occurring in the exterior location and those impacts on the residential units and this new proposed use introducing a crowd of 74 people regularly entering and leaving the exterior courtyard all at once, and
- x. **Whereas**, six residents from 430 Lafayette Street spoke in strong opposition to the theatre's proposed use of the courtyard, including a 14-year old who spoke on his own behalf and read a letter from a relative who also lives in the building, as well as a resident whose apartment abuts the rear of the courtyard; their opposition was largely based on concerns about substantial noise impacts from daily use of the courtyard, the courtyard functions as an echo chamber where just two people speaking outside can be heard by residents on the 4th floor, further stating that gatherings of up to 70 people before and/or after performances would render courtyard-facing apartments uninhabitable, many of the courtyard facing apartments at 430 Lafayette are single room units, leaving residents with no other space to retreat from the noise; one resident described the courtyard use by a restaurant at 432 Lafayette Street in the 1990s as a "nightmare" for residents, noting that such use was illegal at the time. Residents also emphasized that the theatre has never previously used the courtyard
- xi. **Whereas**, CB2M unanimously recommended approval of the previous liquor license application by this Applicant for an On-Premises–Legitimate Theatre without the use of any exterior courtyard at this location, which was later withdrawn, that application providing a compromise between the residents and the Applicant by providing the Applicant the added amenity of alcohol service throughout the entirety of the interior premises of the theatre while maintaining quality-of-life for the immediately impacted residents by having no commercial use of the courtyard, the compromise coming despite many of the residents feeling that the Theatre operated successfully for years without a liquor license, that there are already too many liquor licenses in the immediate area causing late night disturbances to residents including several in the resident's buildings and across the street from this proposed location which do operate to late hours including 4am closings and question the need for the Theatre to have any liquor license at all; and
- xii. **Whereas**, the instant application is for a Legitimate Theatre liquor license with the Applicant's core business being the operation of a performance theatre selling tickets for shows, the use of the courtyard is not integral to that use and is instead an optional, ancillary amenity for a small subset of ticketholders for a limited period of time before and after performances, the use thereof will produce a severe and on-going negative quality-of-life impact to the many residents whose windows directly surround and overlook the courtyard, the use of the courtyard is not required for the theatre's core operations and functions but serves solely as an additional amenity for marketing purposes to the significant detriment of the surrounding residents; and

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the WBC–Legitimate Theatre liquor license application for **Sweet Hospitality Group, LLC 434 Lafayette St 10003**; and

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

Vote: Unanimous in favor (6 board members)

4. Ronnie Scott’s Jazz Club LLC 250 Mercer St aka 246 Mercer Street 10012 (OP–Restaurant/Jazz Club) (*previously unlicensed*)

- i. Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant Liquor License to operate the NYC outpost of the UK-based Ronnie Scott’s London, a destination venue that provides high-quality ticketed jazz performances, in the ground floor of a two (2)-story commercial building on Mercer Street at the northeast corner of West 3rd and Mercer Streets (Block #535 / Lot #7501), the building falling within NYC LPC’s designated NoHo Historic District; and
- ii. Whereas**, the ground floor premises is approximately 11,739 sq. ft., with 7,406 sq. ft. on the ground floor and 4,333 sq. ft. in the basement, the basement being connected by an interior stairway with patron use of the basement being for bathroom access only; there will be 97 tables and 332 seats, and two customer bars with no seats for a total seated occupancy of 332 persons and a proposed legal occupancy of 400 persons, there is one (1) entrance serving as both patron ingress and egress, one emergency exit and five (5) 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, 11 AM to 1 AM Mondays through Thursdays and 11 AM to 2 AM Fridays and Saturdays; there will be live music at entertainment level during scheduled performances and will have recorded background music and music curated by a DJ at background levels outside of live music performances with DJs will be used to curate music between live music performances; there will be no TVs, promoted events or metal barricades/velvet ropes; and
- iv. Whereas**, the premises to be licensed has never been licensed for the service of alcohol before and was most recently operated as a Gristedes supermarket from approximately 2009 to 2019 and has been vacant since 2019; and
- v. Whereas**, the Applicant having made attempts to do outreach to the local community but receiving no response with CB2M receiving no letters either in opposition or support of the application, the largest concern of CB2M’s SLA licensing committee was regarding traffic, siting the lack of a traffic study or any concrete plans for addressing the logistics navigating for-hire vehicles during drop-off and pick-up times in an area with single traffic lanes, bike lanes and curbside parking, any cars stopped to drop-off or pick-up passengers essentially rendering the traffic lane impassable, a large portion of the surrounding buildings being entirely residential and to which the Applicant did no outreach, the Applicant supplying a traffic plan to CB2M to address these concerns as best they can; 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 On-Premises Restaurant liquor license, with those stipulations as follows:

1. Premises will be operated and advertised as a full-service restaurant and jazz club 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, 11 AM to 1 AM Mondays 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. There will be live music at entertainment level during scheduled performances. Will play recorded background music and music curated by a DJ at background levels outside of live music performances. DJs will be used to curate music between live music performances and will not be advertised and/or promoted as DJ sets.
 6. Will not have televisions.
 7. Access to the licensed premises will be for ticketed events only outside of any private parties.
 8. Will have not more than 12 private parties per year.
 9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 10. Will ensure all sound proofing is done by a qualified sound engineer so as to provide full containment of sound within the premises and prevent any sound transmission to neighboring residences.
 11. Patron access to the basement of the licensed premises will be for bathroom use only. There will be no service of alcohol.
 12. Will not install or have French doors, operable windows or open facades.
 13. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
 14. Will comply with NYC Department of Buildings Regulations and will obtain Place of Assembly Certificate and keep current at all times required Permits and Certificates.
 15. 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.
 16. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 17. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 18. Will provide a traffic plan to Community Board 2 illustrating ways to mitigate traffic congestion due to the large numbers of patrons arriving for and departing from shows at the same time prior to CB2M’s January/2026 full board meeting.
 19. Will not have promoted events or velvet ropes or metal barricades
 20. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 21. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
- vii. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being approximately **4 active on-premises liquor licensed** premises within 500 ft. of the premises proposed to be licensed, the location on LAMP is incorrect and places the pin for the premises at the northern end of Mercer Street by West 4th Street as opposed to the actual location which is at the corner of Mercer and West 3rd Streets, 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 **Ronnie Scott's Jazz Club LLC 250 Mercer St 10012** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the "method of operation" of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor (6 board members)

5. Chacha's Bar LLC dba Chacha's 119 Mott St 10013 (OP-Restaurant)

- i. **Whereas**, the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for a new On-Premises Restaurant liquor license to operate a full-service Thai restaurant and bar in the ground floor of a six (6)-story mixed-use building (c. 1910) on Mott Street on the southwest corner of Hester and Mott Streets (Block #205 / Lot #19), the building falling within the Special Little Italy District; and
- ii. **Whereas**, the ground floor premises is approximately 3,600 sq. ft., with 2,100 sq. ft. on the ground floor, 1,000 sq. ft. in the basement and 500 sq. ft. in the cellar with no patron use of the basement or cellar, the floors being accessed by an interior staircase; there will be 13 tables and 49 seats, two bars with a total of 19 seats for a total seated occupancy of 68 persons and a legal occupancy of 121 persons, there is one (1) entrance serving as both patron ingress and egress, two (2) emergency exits 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 5 PM to 1 AM Sundays through Saturdays (7 days a week); music will be background from iPods/CDs/streaming services and there may be an occasion DJ to curate music using the existing sound system at background levels only; 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 been operated for over 100 years as The Original Vincents Est 1904 Inc dba Vincents (Lic ID #0340-23-131644, exp. 1/31/2027) which operated as an under-stated neighborhood restaurant with closing hours by 11 PM; and
- v. **Whereas**, the Applicant originally asking to stay open until 2 AM each night, the surrounding buildings being mixed-use with ground floor retail and residential upper floors, many of which are old tenement-style buildings with walk-up apartments, this being located in the heart of historic Little Italy and Chinatown, there is not an active block association in the immediate area and there were concerns over the late hours requested with other nearby restaurants closing much earlier – the Applicant having other licensed premises in CB2M (55 Bond Street LLC dba Fish Cheeks, Lic. ID # 0340-22-104357 and Bangkok Supper Club LLC, Lic. ID # 0340-23-128408) with one of the principals being named the 2024 MICHELIN Guide New York Exceptional Cocktails Award Winner – and, with this being a destination establishment vs. the neighborhood restaurant that had existed for years, the impacts to the neighborhood would be significant, especially with the later operating hours, the Applicant reaching a compromise with CB2M to close at 1 AM nightly; 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 On-Premises Restaurant liquor license, with those stipulations as follows:

1. Will operate a full-service Thai restaurant and bar with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be from 5 PM to 1 AM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. All service will be to seated patrons only.
 5. 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.
 6. 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.
 7. Will play recorded background music at conversational levels and will occasionally have a DJ to curate music at background levels only through the restaurant sound system, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 8. Will not have televisions.
 9. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
 10. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 11. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 12. Will not install or have French doors, operable windows or open facades.
 13. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
 14. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 16. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 17. Will 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.
 18. 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.
 19. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this location, there being **69 active licensed premises** and 7 pending licenses within 750 ft. of the premises proposed to be licensed 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 **Chacha’s Bar LLC dba Chacha’s 119 Mott St 10013**, unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” on the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: 6 board members in favor, 1 board member opposed (A. Wong)

6. **Lafayette One26 LLC 419 Lafayette Street, Floor 7 10003** (New OP–Catering Establishment) *(previously unlicensed)*
- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s (CB2M) SLA Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Catering Establishment liquor license to operate an event space on the 7th floor of an eight (8)-story, commercial building (c. 1894, altered 2006) on Lafayette Street between East 4th Street and Astor Place (Block #544/Lot #13), this building falling within NYC LPC’s designated NoHo Historic District and the Special Little Italy District; and
 - ii. **Whereas**, the 7th floor premises having never previously been licensed for the service of alcohol is roughly 7,390 sq. ft. (this information was not provided in the CB2 questionnaire but was obtained elsewhere online); there are seven (7) bathrooms, two (2) bars, and an existing 10'5" × 2' kitchenette; the proposed occupancy being for 185 persons, the expired temporary Certificate of Occupancy (exp. 9/4/2018) showing UG17 Light Manufacturing with an occupancy of 93 persons, entry is via the building passenger elevator, there is one (1) additional freight elevator and a stairwell; and
 - iii. **Whereas**, the hours of operation will be from 10 AM to 12 AM Sundays through Saturdays (7 days a week); music will be at background levels consisting of music from iPod/CD’s/streaming services, DJs and live music, there will be an unknown number of TVs, all doors and windows will be closed at all times except for patron ingress and egress, there will be no promoted events, no scheduled performances or cover fees and no velvet ropes; and
 - iv. **Whereas**, the Applicant appeared before CB2M in July/2025 for this identical application at which time CB2M unanimously recommended denial of the application based on a number of issues and concerns as outlined in CB2M’s [July/2025](#) resolution, the Applicant was advised to return to CB2M when they could provide either a pathway to change the Certificate of Occupancy to the proper use group for a catering establishment or a Letter of No Objection for a Catering Establishment on the 7th floor as well as a pathway to receive a Public Assembly permit for the premises proposed to be licensed, the Applicant returning to CB2M while remaining unable to provide any of the requested documentation, and
 - v. **Whereas**, as the Applicant stated in July/2025, they host a lot of corporate events including daytime events and are a full service company providing food and beverages, staffing, design, audio visuals and security; they have already been using the premises for events and that they have received separate temporary public assembly permits (TPA) for 185 persons for each individual event, the Applicant remaining unable to provide information as to a pathway for a permanent public assembly permit, raising significant life safety and fire safety concerns with a doubling in occupancy from the current certificate of occupancy which does not allow this use and the Applicant also unable to provide a pathway for changing the allowed uses to include a catering facility, the current Use Group being Use Group 17 (light manufacturing) would need to change to Use Group 6 (eating and drinking establishment); there being a work permit on file with DOB for the 7th floor renovation but the associated work permit states “no change in use and exit;” and
 - vi. **Whereas**, a number of additional questions and concerns were raised regarding the logistics of getting up to 185 guests into and out of the premises at one time, with event-related businesses having the majority of people arriving and departing at the same time, the elevators to the event space also servicing the other floors of the building with the passenger elevator able to accommodate about 9 persons and the freight elevator 25 persons; the Applicant having previously stated that they will be able to use the freight elevator to avoid lines on the sidewalk and it would not be an issue; and

- vii. **Whereas**, questions remain regarding the relationship between Triangle Loft and Lafayette One26, Triangle Loft is located in the Meatpacking District of CB2M and lists one of the principals of the instant application, Karen Genauer – who appeared before CB2M this month and in July/2025 – as the “creator”, the Triangle Loft menu being supplied as part of the instant application, Ms. Genauer stating she is not one of the Licensees at Triangle Loft (licensed under Bento Brooklyn LLC, Lic ID #0346-22-116329, 765 Hudson St, St, 5S, 5N) however, the website for Triangle Loft lists 419 Lafayette, Floors 7 and rooftop under its umbrella of event spaces available to rent; the specs for the 7th-floor premises at 419 Lafayette Street state “200 seated dinner/250 reception, private elevator access, kitchen and prep space, wet bar” which does not align with the instant application, the use and occupancy for such purposes is not currently permitted and there is no private elevator access to the 7th floor; although the rooftop is not part of the instant application, Ms. Genauer stated that it is used for film shoots and staging, not big parties or events which contradicts the Triangle Loft website listing for 419 Lafayette rooftop which states “65 seated/150 reception, covered bar & pergola and wet bar”; it therefore remains unclear if the Applicant is permanently leasing the rooftop or if the rooftop is being rented on an as-needed basis and whether the intent is to use the proposed catering license for events on the rooftop in addition to those on the 7th floor; and
- viii. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this previously unlicensed location, there being **34 active licenses** within 750 ft. and 4 pending licenses according to LAMP; there remains a significant number of questions regarding this license – the ability to obtain the proper permits and Use Group to ensure life safety for a 185 person catering establishment on the 7th floor of the building in addition to questions regarding the ability to independently provide food for a minimum of 50 guests, the logistics of using the small building elevator and the additional freight elevator on a regular basis and any impacts that might have on other tenants of the building, those concerns being amplified if the Applicant is also leasing the rooftop of the premises for events and that events might happen concurrently in both spaces, the additional impacts on traffic with for-hire vehicles waiting for guests to depart at a location that can’t expediently have guests exit the premises due to the insufficient elevator capacity, and the additional questions regarding the relationship between Lafayette One26 LLC and Bento Brooklyn LLC aka Triangle Loft having a shared website with currently no independent website for Lafayette One26; and

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

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

Vote: Unanimous in favor (6 board members)

7. **Maison Close NYC LLC 15 Watts St 10012** (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID #0340-23-135964) (*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 consisting of 24 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 12 tables and 24 seats on Watts Street at the corner of Thompson Street between.
2. Hours of operation for the Dining Out NYC sidewalk café will be from 12 PM to 11 PM Saturdays and Sundays and 6 PM to 11 PM Mondays through Fridays, these hours being consistent with what the prior Licensee had at the location under the old DCWP program.
3. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
8. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Maison Close NYC LLC 15 Watts St 10012** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (6 board members)

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

8. **Soho Hotel Owner LLC and Soho Hotel Manager LLC dba 11 Howard; The Blond 138 Lafayette St 10013 (OP-Hotel)** (Alteration: Add ground floor restaurant)

Whereas, prior to this month's Community Board 2, Manhattan's SLA #1 Licensing Committee Meeting on January 6, 2026, the Applicant requested **to lay over** this application to February/2026 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 CB2M 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 Hotel Owner LLC and Soho Hotel Manager LLC dba 11 Howard; The Blond 138 Lafayette St 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6 board members)

9. Mala Fama LLC dba Taqueria El Chato 120 MacDougal St 10012 (WBC–Restaurant) (DONYC–Sidewalk) *(previously unlicensed)*

Whereas, prior to this month’s Community Board 2, Manhattan’s SLA #1 Licensing Committee Meeting on January 6, 2026, the Applicant requested **to lay over** this application to February/2026 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 CB2M 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 Hotel Owner LLC and Soho Hotel Manager LLC dba 11 Howard; The Blond 138 Lafayette St 10013** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6 board members)

10. Jonesing LLC 25 Great Jones St 10012 (OP–Dance Hall)

Whereas, following this month’s Community Board 2, Manhattan’s (CB2M) SLA #1 Licensing Committee Meeting on January 6, 2026, 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 CB2M should they decide to proceed at some time in the future; and

THEREFORE, BE IT RESOLVED that CB2M 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 in favor (6 board members)

11. DH 9 Crosby LLC & Crescent Hotel Management Services LLC 9 Crosby St 10013 (OP–Hotel)

Whereas, prior to this month’s Community Board 2, Manhattan’s SLA #1 Licensing Committee Meeting on January 6, 2026, the Applicant requested **to lay over** this application to February/2026 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 CB2M 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 **DH 9 Crosby LLC & Crescent Hotel Management Services LLC 9 Crosby St 10013** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6 board members)

12. Cholapink Corp 32 Spring St 10012 (OP-Restaurant)

Whereas, prior to this month's Community Board 2, Manhattan's SLA #1 Licensing Committee Meeting on January 6, 2026, the Applicant requested to lay over this application to February/2026 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 CB2M 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 **Cholapink Corp 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 in favor (6 board members)

13. Little Lucky's LLC dba Lucky's 224 Lafayette St 10012 (OP-Restaurant) (Alteration: DONYC-Sidewalk)

Whereas, following this month's Community Board 2, Manhattan's (CB2M) SLA #1 Licensing Committee Meeting on January 6, 2026, 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 CB2M should they decide to proceed at some time in the future; and

THEREFORE, BE IT RESOLVED that CB2M 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 **Little Lucky's LLC dba Lucky's 224 Lafayette St 10012** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6 board members)

Respectfully submitted,

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

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

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SLA LICENSING COMMITTEE 2

The SLA Licensing Committee #2 of Community Board 2, Manhattan, held an in person, non-hybrid meeting at 6:30 PM on Thursday, January 8, 2026 at Lenox Health Greenwich Village, 200 West 13th Street.

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

Committee Board Members Present arriving late: C. Booth

Committee Public Member Present: B. Ely

Committee Board Members Absent with Notice: C. Flynn

RESOLUTIONS:

1. **Breitling U.S.A. Inc 875 Washington St., retail A 10014 (OP-Bottle Club) (previously unlicensed)**
 - i. **Whereas**, the Applicant and the Applicant's Attorney appeared before CB2, Manhattan's (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for a Bottle Club License to provide complimentary drinks to retail customers while operating a Breitling U.S.A. watch store, the retail watch business being located within a five (5)-story commercial building built in 1887 (Block #646/Lot #27) and located in a light manufacturing zone, the building falling within NYC LPC's designated Gansevoort Market Historic District; and
 - ii. **Whereas**, the retail store is 3,122 sq. ft. with approximately 1,507 sq. ft. on the ground floor connected by an interior staircase to a 1,615 sq. ft. basement, there are four (4) tables and 20 seats throughout the premises and one (1) bar with four (5) seats which is located in the cellar; there is one (1) entrance serving as both patron ingress and egress, one (1) emergency exit and 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; and
 - iii. **Whereas**, the method of operation is as a retail store for the purpose of selling Breitling watches, the storefront having opened at this location in Fall/2023, the service of alcoholic beverages being complimentary to its customers during store hours of operation which are from 10 AM to 7 PM on Sundays through Saturdays (7 days a week), there may be up to nine (9) private events during the year when the store may be open until 9 PM, music will be background only at all times, there will be no DJs, live music or TVs, there is no outdoor seating included with this application or anticipated in the future; and

- iv. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of their liquor license, with those stipulations being as follows:
1. Will be advertised and operated as a high-end retail watch store.
 2. The hours of operation will be from 10 AM to 7 PM Sundays through Saturdays (7 days a week) with the exception of private events which will end not later than 9 PM.
 3. Will have not more than 9 private events per year.
 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 operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 6. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 7. Will not have televisions.
 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 9. Will not install or have French doors, operable windows or open facades.
 10. Will not make changes to the existing façade except to change signage or awning.
 11. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
 12. There will be no bottle service.
 13. The premises will not have dancing, DJs, live music, promoted events, cover charges, scheduled performances, velvet ropes or metal barricades.
 14. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
- v. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this location, there being **59 active licensed premises** and 9 pending licenses within 750 ft. of the premises proposed to be licensed 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

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for the On-Premises Bottle Club liquor license for **Breitling U.S.A. Inc 875 Washington St., retail A 10014**, unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor: (5 board members, 1 public member)

2. Upright Holdings 547 LLC dba Leitao 547 Hudson St 10014 (OP–Restaurant) (Alteration: DONYC–Sidewalk and Roadway) (Lic. ID #0340-23-131270)

- i. **Whereas**, the Licensee and Licensee’s Attorney appeared before CB2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for an Alteration to the existing On-Premises liquor license to add sidewalk and roadway café seating consisting of 22 seats in total (10 seats on the sidewalk and 12 seats in the roadway) as part of the Dining Out NYC program to their licensed premises and to extend the closing hours of their sidewalk and roadway café from 9 PM to 10 PM Sundays through Thursdays with Fridays and Saturdays remaining closing at 10 PM; and

- ii. **Whereas**, the Licensee has a long-standing history of being the recipient of complaints from residents due to operating in derogation of the stipulations that are part of their liquor license as well as causing severe quality of life issues during the Covid-19 pandemic up to the present in regards to their outdoor seating; CB2M recommending denial of the original On-Premises liquor license, the Licensee obtaining their On-Premises liquor license through a full board hearing of the NYSLA in June/2019; the Applicant has had multiple disciplinary actions taken against them by the NYSLA due to failure to supervise and a sustained pattern of noise/disorder both in 2020 and in 2022, the Licensee has not maintained a proper clear path on the sidewalk, having continuously had a sidewalk café that was in violation of the clear path requirements up until this past month, had a host stand at the edge of the sidewalk café so that all customers were standing in the clear path of the sidewalk and not within the Licensee's premises causing the sidewalk to be blocked on a daily basis, the Licensee does not containerize their trash as required; additionally, during the pandemic and up until December/2024, the Licensee paid money to the adjacent coffee shop to "lease" the adjacent coffee shop's roadbed outdoor dining area, the coffee shop having never applied for roadbed seating, roadbed seating was never permitted to expand past the licensees storefront frontage either under the temporary or permanent outdoor dining program; and
- iii. **Whereas**, the Licensee has been operating in derogation of the stipulations signed in [December/2013](#) which stated "the Licensee will resolve complaints in regards to their exhaust ventilation and will redesign and soundproof the exhaust exterior conduit in the rear of the building from the premises to the roof line", with residents continuing to state that there have been no changes made to the venting system to date; the Licensee is advertising monthly dinners with live Fado music also in derogation of the original stipulations which permitted occasional live, unamplified music between the hours of 10 AM and 5 PM during brunch service and has to date not filed for a change in method of operation for live music outside of those hours; and
- iv. **Whereas**, the Licensee appeared before CB2M's SLA Licensing Committee #2 in December/2025 to present an application for an On-Premises Restaurant liquor license under the name of Galo NYC LLC at 142 W 10th Street for which residents who reside near the location of the instant application and the West Village Residents Association sent letters and appeared to speak in opposition to the application due to the Licensees negative history stating that they could not support awarding this Licensee an additional liquor license in CB2M unless the Licensee took steps to bring the sidewalk and roadbed seating into compliance at this location and to remedy the noise from the vent that has plagued residents for over ten years, the Licensee laying over the application for Galo NYC LLC to January/2026 in order to work with the residents and come into compliance with stipulations and regulations at this location, including complying with siting guidelines of the Dining Out NYC program and filing the instant application for an alteration to serve alcohol outside, guidelines from the NYSLA requesting Licensees to file for the municipal expansion within 60 days of receiving conditional approval of a sidewalk or roadway café, the Licensee having received conditional approval for the sidewalk café in June/2025 and final approval for the roadway; and
- v. **Whereas**, the diagram for sidewalk seating that the Licensee presented was not accurate and complete in that it was missing the primary building entrance to the south of the sidewalk café that leads to the residential units upstairs, the Dining Out NYC rules requiring a 5' distance from a primary building entrance, NYC DOT not providing a clear definition of a primary building entrance while stating in a letter to CB2M in October/2025 "as a matter of policy, NYC DOT consistently interprets a primary building entrance as an entrance that leads directly into the main lobby of the building. For example, side doors that go into corridors, service areas or directly into individual units would not constitute a "primary building entrance.", the doorway not marked as the primary building entrance being the only entry to the multiple residential units above the licensed premises, CB2M requesting that the Licensee remove the sidewalk seating to the south of the restaurant entry in order to be in compliance with the Dining Out NYC rules, the Licensee unwilling to do so because he had been provided different

guidance from DOT, further sharing an email from NYC DOT in September/2024 asking him to remove the indication of the primary building entrance from the diagram so that the Community Board would not require the 5' clearance, the sidewalk café plans to date not receiving final approval from NYC DOT, it being pointed out to the Licensee that their original sidewalk café under the old DCWP program had 12 seats and, even with the loss of six seats in the sidewalk café due to the required distance from the primary building entrance, the Licensee would still have combined seating of 16 seats outside – four more seats than they had under the old DCWP rules; and

- vi. **Whereas**, CB2M has been consistent in requiring all applicants for sidewalk seating to be in compliance with the Dining Out NYC rules, CB2M to date being unable to receive clear guidance from NYC DOT on the definition of a primary building entrance, the doorway in question in the instant application is the ONLY entryway for the residents of the upper floors to access their units; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application of the Alteration Application for Municipal Expansion for **Upright Holdings 547 LLC dba Leitao 547 Hudson St 10014**; and

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

1. Dining Out NYC sidewalk café will have no seating to the south (left) of the restaurant entrance in order to comply with the Dining Out NYC rules requiring a 5 foot clearance from the primary building entrance and will otherwise substantially conform to the submitted diagram having no more than 2 tables and 4 seats on the sidewalk and 6 tables and 12 seats in the roadway on Hudson Street.
2. Hours of operation for the Dining Out NYC roadway seating will be from 10 AM to 10 PM Sundays through Saturdays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
3. All outdoor patrons will be seated table service only and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
7. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
8. Will not have any element of the roadway café that is within 50' of regulatory/warning signs be greater than 46" in height as per §5-22(b)(1)(ix) *Signage Visibility* of the Dining Out NYC rules, including any roofing structure or umbrellas.
9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.
10. All stipulations agreed to and executed on 1/20/2026 between Upright Holdings 547 LLC dba Leitao and West Village Residents Association will be incorporated into the liquor license.

Vote: Unanimous in favor (6 board members, 1 public member)

3. Galo NYC LLC 142 W 10th St 10014 (OP–Restaurant)

- i. Whereas,** the Applicant and Applicant’s Attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for a new Restaurant On-Premises liquor license to operate an upscale Portuguese restaurant in the ground floor of a five (5)-story mixed-use building (ca. 1887) on the residential block of West 10th Street between Greenwich Avenue and Waverly Place (Block #610 / Lot #7502), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. Whereas,** the ground floor premises is approximately 2,807 sq. ft. with 1,950 sq. ft. on the ground floor and 867 sq. ft. in the cellar, the cellar being connected by an interior stairway with no patron use of the cellar; there will be 18 tables and 42 seats and one bar with 10 seats for a total seated occupancy of 52 persons and a legal occupancy of 74 persons, there is one (1) entrance serving as both patron ingress and egress and three (3) 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; there is a small rear yard which will be used for the storage of trash with no use by employees at any time; and
- iii. Whereas,** the Applicant’s hours of operation will be 12 PM to 11 PM Sundays, 4 PM to 11 PM Mondays and Tuesdays, 4 PM to 11:30PM Wednesdays and Thursdays, 4 PM to 12 AM Fridays and 12 PM to 12 AM Saturdays; music will be background music from iPods/CDs/streaming services and live acoustical Fado music with no amplification or microphones not more than 2x/month, no music will be audible from more than 15 feet from premises; there will be no TVs, no DJ’s, no promoted events or scheduled performance, no cover fees, no velvet ropes or metal barricades and no security personnel/doormen; and
- iv. Whereas,** the premises to be licensed had been licensed with an On-Premises liquor license from approximately 2023 to 2025 as 142 Carriage House LLC dba Carriage House (Lic ID #0340-24-135705, exp. 10/31/2026) and prior to that was licensed as Seven White LLC dba Low Country from approximately 2007 to 2015; and
- v. Whereas,** the Applicant, who is a principal at another location in CB2M (Upright Holdings 547 LLC dba Leitao 547 Hudson St, Lic ID #0340-23-131270) appeared before CB2M in December/2025 for the instant application at which time the West Village Residents Association and other residents of Hudson Street spoke in opposition to the license due to ongoing issues with the operations at Upright Holdings 547 LLC, the Applicant having operated in derogation of signed stipulations since 2013, those stipulations requiring the Applicant to “redesign and soundproof the exhaust exterior conduit in the rear of the building” which to date has not been done and remains a constant disturbance to the residents, the Applicant’s outdoor seating at Upright Holdings 547 LLC not leaving the proper clear path, with a host stand placed at the entry of the sidewalk café causing patrons to wait on the clear path of the sidewalk, often rendering the sidewalk, there have been disciplinary actions taken by the NYSLA in 2020 and 2022 regarding operations at the location; the Applicant having reached out to the West 10th Street and Greenwich Avenue Neighbors, the local block association for the instant application, but was unable to come to an agreement with them on closing hours, this being a residential block and the residents were seeking an 11 PM closing time during the week; the Applicant requesting to lay the application over to January/2026 in order to conduct further outreach with both block associations; and
- vi. Whereas,** the Applicant was able to reach an agreement with West 10th Street and Greenwich Avenue Neighbors regarding hours in addition to other stipulations including closing all doors and windows at all times; the Applicant also signed a stipulation agreement with West Village Residents Association relating to both their outdoor seating and sound levels of the venting equipment at Upright Holdings

547 LLC 547 Hudson Street; residents adjacent to and in the building of the instant application spoke in support of the application, having reached an agreement on hours, while also stating that the vent / exhaust of the instant application creates an excessive amount of noise, the Applicant agreeing to ensure that any vent / exhaust system would comply with all NYC noise and building codes at the location of the instant application; and

vii. Whereas, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the liquor license, with those stipulations as follows:

1. Premises will be advertised and operated as an upscale Portuguese restaurant.
2. The hours of operation will be from 12 PM to 11 PM Sundays, 4 PM to 11 PM Mondays and Tuesdays, 4 PM to 11:30PM Wednesdays and Thursdays, 4 PM to 12 AM Fridays and 12 PM to 12 AM 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, inclusive of any private parties or events. There may be live acoustical Fado music with no amplification or microphones not more than 2x/month. Music will be played at levels so as not to cause a disturbance to residents and will NOT be audible from more than 15 feet from premises.
6. Will not have televisions.
7. Will install ceiling soundproofing for the premises proposed to be licensed and test it with residents of the building.
8. Will ensure that the vent system complies with both NYC building and noise codes.
9. Will adhere to all stipulations agreed to and signed with the West 10th Street and Greenwich Avenue Neighbors.
10. Will close all doors and windows at all times, allowing only for patron ingress and egress.
11. Will not have patron occupancy/service to any portion of the basement of licensed premises.
12. Will not install or have French doors, operable windows or open facades.
13. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
14. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
16. Will not have any of the following: dancing, DJs, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
17. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
18. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.

viii. Whereas, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **86 active licensed premises** and 16 pending licenses within 750 ft. according to LAMP, the agreed upon stipulations and hours being reasonable, the Applicant having worked with the local block association to agree upon hours and additional stipulations, 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 the On-Premises Restaurant liquor license for **Galo NYC LLC 142 W 10th St 10014**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor: (6 board members, 1 public member)

4. Bar Penguin NYC LLC dba Bar Penguin fka Penguin Flagship NYC LLC dba Penguin 57 West 10th St 10011 (OP–Restaurant)

- i. Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant liquor license to operate a full-service, all-day neighborhood restaurant in the ground floor of an eight (8)-story mixed-use building (ca. 1885) on the residential block of West 10th Street between 6th and 5th Avenues (Block #574 / Lot #72); and
- ii. Whereas**, the ground floor premises is approximately 1,600 sq. ft; there will be 22 tables and 44 seats and two (2) bars with 10 seats for a total seated occupancy of 54 persons and a legal occupancy of 74 persons, there is one (1) entrance serving as both patron ingress and egress and two (w) 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 9 AM to 11 PM Sundays through Thursdays and 9 AM to 12 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, no velvet ropes or metal barricades and no security personnel/doormen; and
- iv. Whereas**, the premises to be licensed had been licensed with an On-Premises liquor license from approximately 2017 to mid-2025 as Embre Restaurant Corp dba Osteria 57, originally with a restaurant wine license which was upgraded to an On-Premises liquor license in 2018 (Lic ID # 0340-23-130115) and prior to that was operated as I Pataca Restaurant Corp dba Piadina with a Restaurant Wine license; and
- v. Whereas**, the Applicant currently holds an On-Premises Tavern liquor license at another premises in CB2M on West 13th Street (People’s NY LLC, Lic ID # 0370-24-136782) which CB2M has received some complaints about regarding loud music and for-hire vehicles blocking the street leading to honking horns in the late night hours, the establishment being a popular, destination bar; the Applicant also came before CB2M in [December/2025](#) for an On-Premises liquor license to operate a full-service restaurant across the street from the instant application which CB2M unanimously recommended be approved; and
- vi. Whereas**, the Applicant presenting the instant application as being a compliment to the restaurant across the street where they would operate as a neighborhood restaurant open for lunch and dinner without reservations until midnight every day; CB2 received a letter from a long-time resident of the block and heard testimony from another long-time resident of the block, both in opposition to the application and both citing the quiet residential nature of the block, that the previous restaurant was a low-key neighborhood spot and not a destination establishment as this is likely to be, with the added concern of the impact of the combined liquor license applications by these Applicants with two restaurants directly across the street from each other drawing their clientele to the neighborhood as opposed to serving the residents of the neighborhood having the potential to drastically change the

character of the block due to the destination nature of their restaurants with people arriving and departing in for-hire vehicles, this block having parking on both the north and south sides of the street with a single lane of traffic, the traffic issues and late night honking that have been raised regarding their licensed premises on 13th Street likely to be exacerbated at this location with the Applicants having two licensed premises directly across the street from each other; and

vii. Whereas, the Applicant, upon hearing the concerns of the residents and of CB2M agreed to reduce their hours to 11 PM Sundays through Thursdays and to operate on a reservation-only basis during the evening hours to prevent lines from forming on the sidewalk, in addition they will direct all for-hire vehicles to 6th Avenue for drop-off and pick-up; they had already conducted a sound study of the premises and will be implementing all the recommendations in the report so as to sufficiently soundproof the premises; and

viii. 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 neighborhood restaurant, primarily reservation-focused, with the kitchen open and full menu items available until closing every night.
2. Hours of operation will be 5 PM to 11 PM Sundays through Thursdays and 5 PM to 12 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, inclusive of any private parties or events.
6. Will implement and follow at all the recommendations made by Acoustilog in their November 24, 2025 report.
7. Will not have televisions.
8. Will switch to a reservation-only method of operation in the evening and will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
9. Will ensure that all for-hire vehicles are directed to 6th Avenue for drop-offs and pick-ups.
10. Will have not more than 12 private parties per year.
11. Will close all doors and windows at all times, allowing only for patron ingress and egress.
12. Will not install or have French doors, operable windows or open facades.
13. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
14. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
16. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
17. Will 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.
18. 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.
19. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

- ix. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this location, there being **52 active licensed premises** and 6 pending licenses within 750 ft. 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

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 **Bar Penguin NYC LLC dba Bar Penguin fka Penguin Flagship NYC LLC dba Penguin 57 West 10th St 10011** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor: (6 board members, 1 public member)

5. Charlie Boy 263 LLC dba Bevy’s 47 7th Ave S. 10014 (OP–Restaurant)

- i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA #2 Committee to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant liquor license to operate an all-day Italian café in the ground floor storefront of a five (5)-story, mixed-use building (c. 1896) on the northeast corner of 7th Avenue South and Morton Street (Block #587/Lot #7502) with residential apartments above and adjacent to the premises, the building falling within NYC LPC’s Greenwich Village Historic District Extension II; and
- ii. **Whereas**, the ground floor premises is roughly 2,500 sq. ft. (2,000 sq. ft. on the ground floor connected by an interior staircase to a 500 sq. ft. basement, there being no patron use of the basement); there will be 11 tables with 42 seats, one wrap around bar with 10 seats located partly inside the enclosed sidewalk café and one counter with two (2) seats for a total seated patron occupancy of 65 persons, there is one (1) entry on 7th Avenue South which will serve as patron ingress and egress, one entry on Morton street which will be used for emergency egress only and two (2) bathrooms; there is no outdoor seating; there are no existing French doors but there are existing operable windows running along 7th Avenue South which wrap around to the Morton Street façade; and
- iii. **Whereas**, the hours of operation are from 9 AM to 11 PM Sundays through Thursdays and 9 AM to 12 AM Fridays and Saturdays; music will be quiet background only consisting of music from iPod/CDs/streaming services and there will be no subwoofers, the doors and windows on Morton Street will be closed at all times, the doors and windows on Seventh Avenue South will be closed by 10 PM every night, the Applicant further agreeing take all reasonable measures, including soundproofing and volume control to ensure that music will not be audible in apartments above and/or adjacent to the licensed premise; there will be no TVs, no DJs, no live music, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers, no security personnel/doormen; the Applicant, who was unaware that the majority of the licensed premises was actually located in a pre-existing enclosed sidewalk café, will apply with the Dining Out NYC program for use of the enclosed sidewalk café; and
- iv. **Whereas**, there is a long-standing, pre-existing enclosed sidewalk café along 7th Avenue South, during the construction of the enclosed sidewalk cafe the exterior building wall was significantly removed making the interior of the enclosed sidewalk café appear as if part of the interior of the building, the enclosed sidewalk café having been previously licensed with the Department of Consumer Affairs and

which will continue to be used as a qualifying pre-existing enclosed sidewalk café under the Dining Out NYC program, there will be no other outdoor area used for commercial purposes including any unenclosed sidewalk café or roadbed seating; and

- v. **Whereas**, the premises had most recently operated briefly as Kook Burger who came before CB2M in [January/2024](#) for an On-Premises liquor license which CB2M recommended be approved but it is unclear that they ever moved forward with the liquor license, prior to that the premises had been licensed and operating as Cara JECM LLC dba Mad Morton (SN#0340-21-120882, legacy #1319827, exp. 12/31/25) for approximately four (4) years, having come before CB2M in December/2018 for an On-Premises liquor license with closing hours of 12 AM Sundays through Wednesdays and 1 AM Thursdays through Saturdays, CB2M's full board unanimously recommending approval with executed stipulations being adhered to; and again in October/2022 to extend the hours of operation until 2 AM 7 days a week, laying the application over until finally withdrawing it in February/2023, the community board receiving numerous letters in opposition to the extension of hours from residents of the building and immediately surrounding area citing Mad Morton's disregard for their neighbors in operating in derogation of their signed stipulations including complaints about noise from interior music, noise from patrons gathering on the sidewalk particularly on Morton Street, disregard of the Condo Rules and Regulations regarding installing unauthorized venting, operating past their stated closing time amongst other complaints; and
- vi. **Whereas**, the Applicant originally appeared before CB2M in December/2025 with proposed closing hours of 2 AM nightly without having done any outreach to the residents of the building or the buildings Condo Board –13 Morton Street Condo Board or other adjacent residents, those residents writing letters and appearing in opposition to the late hours of the application, the lack of any outreach and concerns regarding the unauthorized venting and the lack of any soundproofing from both the kitchen noise and music in the licensed premises, the Applicant laying the application over to this month in order to do further outreach with the residents; and
- vii. **Whereas**, the Applicant met with the residents and were unable to come to an agreement on hours of operation, the residents asking for the 11 PM and 12 AM closing hours that were agreed to with Kook Burger in addition to guarantees about soundproofing and closing of Morton Street doors, the Applicant willing to agree to a “last call” at those times; following CB2M's SLA Committee meeting the Applicant was presented with stipulations that reflected the closing hours 11 PM and 12 AM along with other stipulations which were generally agreed to during the meeting; and
- viii. **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 attached and incorporated into the “method of operation” of the On-Premises Restaurant liquor license, with those stipulations as follows:
 - 1. The Applicant will operate a full-service Italian restaurant with full menu items available until closing every night.
 - 2. The hours of operation will be 9 AM to 11 PM Sundays through Thursdays and 9 AM to 12 AM Fridays and Saturdays. 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. There is a pre-existing enclosed sidewalk café which was previously licensed with the Department of Consumer Affairs and which will continue to be used as a qualifying pre-existing enclosed sidewalk café under the new Dining Out NYC program. There will be no other outdoor area used for commercial purposes including any unenclosed sidewalk café and/or roadbed seating and no exterior service of alcohol.

5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. There will be no subwoofers. No music will be audible in any adjacent residences at any time. There will be no music in staff areas after closing hours, including kitchen.
 6. Will not have speakers in the enclosed sidewalk café.
 7. Will take all measures, including sufficient sound remediation, sound attenuation and volume control of interior music levels to ensure that music is not audible in apartments above and/or adjacent to licensed premises.
 8. Will ensure that the kitchen includes sufficient sound remediation and attenuation so that the kitchen sound is not heard in adjacent residences.
 9. Will verify with 13 Morton Street Condo Board that sound attenuation is sufficient so as not to cause a disturbance to residents.
 10. Restaurant venting system will on initial opening and operating forward (at all times) comply with current NYC mechanical, building and fire codes and will be cleaned and inspected on a regular basis.
 11. Will not have televisions.
 12. Will close all doors and windows on Morton Street at all times. The Morton Street door will be used for emergency egress only and will not be used at any time for patron or staff ingress or egress. Will install push bar exit alarm on Morton Street door if it does not already exist.
 13. Will close all doors and windows on 7th Avenue South at 10 PM every night, allowing only for patron ingress and egress.
 14. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 15. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
 16. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
 17. Will not have unlimited/bottomless drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 18. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
 19. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
 20. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA
 21. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
- ix. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by adding another liquor license at this location, this area already being saturated with licensed premises, there being **120 active licenses** and an additional 5 pending licenses within 750 feet of the proposed premises to be licensed, the Applicant agreeing to a reduction in hours to gain the support of the residents and agreeing to doing sound tests with the buildings Condo Board, the agreed upon stipulations satisfying the public interest standard albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations in the future, the Applicant providing assurances that would be the case; 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 **Charlie Boy 263 LLC dba Bevy’s 47 7th Ave S. 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “method of operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor: (6 board members, 1 public member)

6. **Zimmi's NYC LLC 72 Bedford St, non-corner space 10014 (WBC-Tavern) (previously unlicensed)**
- i. **Whereas**, the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for a Tavern Wine license to operate an all-day café and bakery in the ground floor of a six (6)-story mixed-use building (a. 1901) on the residential block of Bedford Street between Commerce and Morton Streets (Block #587/Lot #7), the building falling within NYC LPC's Greenwich Village Historic District; and
 - ii. **Whereas**, the ground floor premises is approximately 292 sq. ft; there will be 5 tables and 10 seats, there is one (1) entrance serving as both patron ingress and egress and one (1) bathroom, the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there is no outdoor seating included with this application; and
 - iii. **Whereas**, the Applicant's requested hours of operation will be 8 AM to 11 PM Sundays through Thursdays and 8 AM to 12 AM Fridays and Saturdays; music will be recorded 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, no velvet ropes or metal barricades and no security personnel/doormen; and
 - iv. **Whereas**, the premises, which has never previously been licensed for the service of alcohol and surrounded by residential buildings and many ground floor street facing housing units, had been vacant for the past few years and prior to that was a laundry service and in prior years a bakery, 1940's NYC tax photos also showing a laundry service at the location; the Applicant is the Licensee of the adjacent restaurant, Zimmi's, which holds an On-Premises liquor license (Lic ID # 0340-25-101578); and
 - v. **Whereas**, there was opposition presented for this application, concerned about the over-saturation of liquor licensing with Bedford Street being a prime example of the changes that have taken place in Community Board 2's residential neighborhoods over the past 20 years, Bedford Street being a residential only zoned street with non-conforming ground floor retail predating NYC Zoning reregulations, where generally the businesses that are located on the ground floor used to exist to serve the immediate neighborhood with low impact businesses, not to their detriment but to their compliment; this store front being one of the smallest in the area at less than 300 sq. ft. taking away an opportunity for some other type of small dry retail business; on the eight (8) blocks of Bedford Street from Christopher Street to West Houston Street there are approximately 24 ground floor retail spaces, 17 of which now have liquor licenses, one block has no ground floor retail, four blocks have retail consisting only of licensed premises and three blocks have a mix of licensed vs dry retail with two out of those three blocks having a majority of licensed premises, the ground floor retail no longer serving the daily needs of the residents; West Village Residents Association (WVRA) pointing out that 25 years ago 1 in 10 retail businesses in 10014 were licensed and now it's 1 in 3 retail businesses that are licensed; and
 - vi. **Whereas**, the Applicant described the method of operation as that of a café and bakery wanting to offer beer and wine to their customers in the evening, the WVRA and an immediate neighbor and patron of the Applicant's next door restaurant spoke in opposition both to the license itself but also to the late night hours for a café and bakery, having concerns that in the evening the premises will serve as a wine bar as opposed to a café, with the over-saturation of licensed premises in the residential area there was no need for a late night wine bar; the Applicant being asked if she would agree to close at 10 PM nightly as a compromise with the residents, enabling the Applicant to operate as an all-day café and bakery while not adding to the noise later in the evening from both patrons coming and going into

the premises but also from staff clean up after closing, the Applicant not agreeing to close any earlier as she wanted to keep the hours in line with operations at her next-door restaurant; and

- vii. **Whereas**, this application is not subject to the 500 foot rule and the public interest standard, there being 103 active liquor licenses within 750 feet and an additional 8 pending licenses within this same area according to LAMP, this being a residential area with non-conforming ground floor retail, CB2M tried to reach a compromise with the Applicant for a closing time of 10 PM nightly in an effort to mitigate additional late night disturbance to the residents of the immediate residential area and the Applicant would not agree to hours any earlier than what was initially presented; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of a new Tavern Wine license for **Zimmi's NYC LLC 72 Bedford St, non-corner space 10014** as presented, and

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

THEREFORE, BE IT FURTHER RESOLVED, that if despite CB2, Man.'s objections to this Application, should the NYSLA not find good cause to deny this Application, CB2 Man. recommends in the alternative that the following stipulations be imposed on any future Tavern Wine license for **Zimmi's NYC LLC 72 Bedford St, non-corner space 10014**:

1. The hours of operation will be 8 AM to 10 PM Sundays through Saturdays. No patrons will remain after stated closing time.
2. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
3. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating
4. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time. There will be no music in staff areas after closing hours, including kitchen.
5. Will not have televisions.
6. Will close all doors and windows at all times, allowing only for patron ingress and egress.
7. Will not install or have French doors, operable windows or open facades.
8. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
9. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
10. 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.
11. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

Vote: Unanimous in favor: (6 board members, 1 public member)

7. Penguin Townhouse NYC LLC fka Penguin Flagship NYC LLC dba Penguin 64 West 10th St 10011 (OP-Restaurant) (renotification, appearance waived)

- i. **Whereas**, the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's SLA Committee in [December/2025](#) to present an application to the NYS Liquor Authority 2, Manhattan's SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for

an On-Premises Restaurant Liquor License to operate a full-service reservation-focused neighborhood restaurant in the ground floor of a four (4)-story mixed-use building (a. 1838) on 10th Street between Avenue of the Americas (aka 6th Avenue) and 5th Avenue (Block #573/Lot #10), the building falling within NYC LPC's Greenwich Village Historic District; and; and

ii. **Whereas**, at the time Community Board 2, Man. unanimously recommend approval of the application with signed and executed stipulations, this is a renotification due to a change in name of the LLC; there are no changes in principals or method of operation, the Applicant re-signed and notarized the same stipulation agreement under the new LLC name prior to CB2M's SLA Committee meeting and therefore their appearance was waived, the executed stipulations are as follows:

1. Premises will be operated and advertised as a full-service neighborhood restaurant, primarily reservation-focused, with the kitchen open and full menu items available until closing every night.
2. Hours of operation will be 5 PM to 12 AM Sundays through Wednesdays and 5 PM to 1 AM Thursdays 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 so as not to cause a disturbance in any adjacent residences at any time, inclusive of any private parties or events.
6. Will not have televisions.
7. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
8. Will have not more than 15 private parties per year.
9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations..
12. Will comply with NYC Department of Buildings Regulations and will obtain Place of Assembly Certificate 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.

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 **Penguin Townhouse NYC LLC fka Penguin Flagship NYC LLC dba Penguin 64 West 10th St 10011** unless the statements presented by the Applicant are accurate and complete and that all the conditions and stipulations agreed to by the Applicant in March/2023 are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor: (6 board members, 1 public member)

8. **Windy Point East II LLC dba Houseman 508 Greenwich St 10013** (OP–Restaurant) (Alteration: DONYC–Roadway) (*renotification, appearance waived*)
- i. **Whereas**, this is renotification of an application heard in [April/2025](#) for an Alteration to the existing On-Premises Liquor License (Lic. ID #0340-23-128342) to add roadway seating consisting of 8 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, in April/2025 Community Board 2, Manhattan unanimously recommended approval of the alteration application, the original 30-Day Notice was filed in March/2025, the Applicant not filing their application with the NYS Liquor Authority (NYSLA) to date and as that was more than 270 days following the original 30-Day Notice date, the NYSLA requires the Applicant to re-notify the Community Board by sending another 30-Day Notice; and
- iii. **Whereas**, prior to this month’s CB2, Man.’s SLA Committee # 2 meeting the Applicant affirmed there were no changes in principals or method of operation and provided the executed stipulation agreement to CB2, Man. which request that the NYSLA add the stipulations to the method of operation/conditions of license, , with those stipulations as follows:
1. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 4 tables and 8 seats on Greenwich Street between Spring and Canal Streets.
 2. Hours of operation for the Dining Out NYC sidewalk café will be from 11 AM to 10 PM Saturdays through Sundays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
 7. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
 8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises liquor license for **Windy Point East II LLC dba Houseman 508 Greenwich St 10013**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor: (6 board members, 1 public member)

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

9. Ruby's West Village LLC dba Little Ruby's Cafe 225 W 4th St 10014 (OP-Restaurant)
(Alteration: Add 2nd floor)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on January 8, 2026, the Applicant's Attorney requested **to lay over** this application to February/2026 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 **Ruby's West Village LLC dba Little Ruby's Cafe 225 W 4th St 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor: (6 board members, 1 public member)

10. Borough Hospitality LLC 555 Greenwich St 10014 (OP-Restaurant)

Whereas, prior to this month's Community Board 2, Manhattan's SLA #2 Licensing Committee Meeting on January 8, 2026, 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 **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 in favor: (6 board members, 1 public member)

11. 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 January 8, 2026, the Applicant's Attorney requested **to lay over** this application to February/2026 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 in favor: (6 board members, 1 public member)

12. Lillipvt LLC 45 Renwick St 10013 (OP-Bar/Tavern)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on January 8, 2026, the Applicant's Attorney requested to lay over this application to February/2026 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 **Lillipvt LLC 45 Renwick St 10013** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor: (6 board members, 1 public member)

Respectfully submitted,

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

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



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

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Cannabis Licensing Committee (CLC)

The CB2 CLC met on Monday, January 12th, 2026, at 6:30PM at 75 Morton Street.

CB2 CLC Committee • Present: Mar Fitzgerald (Chair), Patricia Laraia (Vice Chair), William Benesh, Antony Wong, Chris Dignes. **Absent with Notice:** Jeannine Kiely

Attendees: Samuel Saulig, Ana Saulig, Alex Capkrey, William Caleo, Joyce Goldman, Bruce Silverstein, Jeff Penney, Tashi Wangamo, (list in formation)

Agenda:

1. *Upstate State Collective d/b/a Dagmar, 66 Jane St. 10014 (OCMRTL – 2023-001155)

Vice Chair Laraia called the meeting to order at 6:40PM.

The Cannabis Licensing Committee (CLC) held a public hearing on Jennifer Tzar's application for a cannabis dispensary at 807 Greenwich Street / 66 Jane Street, drawing more than 50 residents and business owners in opposition, with 23 giving testimony. Concerns focused on the site's proximity to West Village Nursery School and Seravalli Playground, its location in a residential (R6) zoning district, and potential impacts on neighborhood safety and character.

Speakers also raised serious questions about the application's accuracy, citing alleged misrepresentations regarding zoning eligibility, conflicting address information, ADA compliance, delivery plans, and proximity protections.

Following testimony and discussion, the committee voted to recommend denial based on failure to meet the 500-foot school distance requirement and zoning incompatibility.

Resolution to Deny Upstate State Collective d/b/a Dagmar OCMRETL-2023-001155, 66 Jane St. 10014

1. **Whereas**, Community Board 2 (CB2) reviewed the application for Upstate State Collective d/b/a Dagmar OCMRETL-2023-001155 submitted by Jennifer Tzar for an Adult-Use Retail Dispensary license on Nov 28, 2025 with a proposed premises of 66 Jane Street AKA 807 Greenwich Street; and
2. **Whereas**, the 66 Jane Street entrance, which is the address for which this applicant provided notice, is inaccessible (ADA noncompliant) and leads exclusively to the building's residential

units, precluding it from for public use;and

3. **Whereas**, OCM documents show that Upstate State Collective LLC, under its previous owner, Marcel Hooks, had the high position of number 93 on the [November application queue](#)¹; and
4. **Whereas**, in April 2025 the application for Upstate State Collective LLC had a pending location at 73 Central Ave in Albany, then 306 South Main St. in Syracuse from June until November 2025 despite the fact that location was on the [list of dispensaries illegally sited within 500-ft of schools](#)² in July of that year; in November 2025, it was listed as “pending” at the current proposed location of 66 Jane Street, with Mr. Hooks, listed as owner; currently, the license number is listed under **silver and spindle llc**, with Jennifer Tzar as the contact; and
5. **Whereas**, CB2 received a total of three Notification to Municipality (NTM) forms, for two distinct addresses, for Upstate State LLC’s application; both Oct. 2025 NTM forms were withdrawn to allow time for community engagement, and the Nov. 28, 2025, form was heard and reviewed by the CB2 CLC on Jan. 12, 2026; and

SERVICE DATE	CORPORATE ENTITY	D/B/A	APPLICANT NAME	PROPOSED ADDRESS	STATUS
21 Oct. 2025	Upstate State Collective LLC	Dagmar (Upstate State Collective)	Marcel Hooks	807 Greenwich St.	WITHDRAWN
31 Oct. 2025		Dagmar	Upstate State Collective	66 Jane St.	WITHDRAWN
28 Nov. 2025		Upstate State Collective	Jennifer Tzar	66 Jane St.	HEARD 1/12/2026

6. **Whereas**, Ms. Tzar has submitted Purchase Agreement, dated 30 Oct. 2025, showing that Silver and Spindel LLC, with Ms. Tzar as managing member, assuming the entity, which is applying for licensure from the State, Upstate State Collective LLC, from Mr. Hooks; and
7. **Whereas**, the submitted to CB2 on 28 Nov 2025 NTM form does not show the name Silver and Spinder LLC, nor does it bear the DBA of Dagmar, but instead the applying entity as Upstate State Collective LLC, with a DBA of Upstate State Collective; and
8. **Whereas**, Ms. Tzar stated in the CB2 applicant questionnaire that she also owns a Dagmar dispensary in Dagmar Williamsburg at 61 N 11th St. Brooklyn, NY 11249, and Dagmar SoHo, the latter which was reviewed and approved by CB2 in September of 2023, and approved for renewal by CB2 Oct. 2025; and
9. **Whereas**, as of 21 Jan. 2026, [Dagmar Williamsburg](#)³ 61 N 11th St. Brooklyn, NY 11249, is listed with the state as Salt City Naturals, LLC, with Jermaine Jacobs as the main contact; and

License Number	License Status	Issued Date	Effective Date	Expiration Date	Application Number	SEE Category	Entity Name	DBA	Address Line 1	City	State	Zip Code
OCM-CAU RD-25-000 296	Active	09/09/2025 12:00:00 AM	09/09/2025 12:00:00 AM	09/09/2027 12:00:00 AM	OCMCAUR DP-2024-00 0132		Salt City Naturals, LLC		61 N 11th St	Brooklyn	NY	11249

¹

<https://cannabis.ny.gov/system/files/documents/2024/02/retail-and-microbusiness-non-provisional-queue-oct-nov-2023-revised-01-29-24.pdf>

² <https://baynews9.com/content/dam/News/static/pdfs/updated-school-proximity-list-7-29-25.pdf>

³ <https://dagmarcannabis.com/>

Business Website	Operational Status	Business Purpose	Retail Activities Sales with Delivery	Retail Activities Sales No Delivery	Retail Date Opened to Public	Primary Contact Name
	Active	Adult-Use Retail Sales	0	1	2025 Nov 12 12:00:00 AM	Jermaine Jacobs

10. **Whereas**, Proposed hours of operation are 10AM-10PM 7 days a week - (84 hours) with one sales person and one inventory person on-site at all times; and
11. **Whereas**, Kayla Ferguson, manager of Dagmar SoHo and Dagmar Williamsburg, presented on behalf of Dagmar, Ms. Tzar was not present; and
12. **Whereas**, CB2 received an inordinate amount of opposition to the application for licensure for Upstate State Collective LLC at 66 Jane St. 10014, as of 21 Jan 2026, 113 letters (to date); and
13. **Whereas**, more than fifty (50) local stakeholders, including residents, business owners, parents, and public health professionals testified in opposition to the application, citing zoning, proximity to a nursery and preschool and other children's facilities, quality-of-life impacts, and concerns regarding the accuracy of the application; and
14. **Whereas**, [NYC Department of Buildings \(DOB\) NYC Guide to Locating Cannabis Businesses in Compliance with the NYC Zoning Resolution](#)⁴ shows cannabis business types, their Use Groups and the districts in which they are permitted; and

WHERE CAN I LOCATE MY CANNABIS BUSINESS?			
To locate a new proposed business on a property in New York City, first establish what Use Group the activity fits within in the NYC Zoning Resolution, then match that Use Group to the permitted zoning districts. The locations of the zoning districts where use is permitted can be identified by using NYC's Zoning & Land Use Map (Zola). For example, a Conditional Adult-Use Retail Dispensary (CAURD) cannabis business is considered Use Group VI. Use Group VI is permitted in all commercial zoning districts (except C3) and in M1, M2, and M3 Manufacturing districts. Other cannabis business types, their Use Groups and the districts in which they are permitted are shown in the table:			
STATE LICENSE TYPE	USE GROUP ¹ (PRE-ZEO UG): USE NAME (NAICS CODE)	PERMITTED IN DISTRICTS	NOTES
Adult-Use Retail Dispensary	UG VI (6C): Miscellaneous Retailers (4599)	C1 - C8 <i>except</i> C3 M1 M2 M3	As-of-Right
Adult-Use Retail Dispensary with Temporary Delivery-Only Location	UG IX(A) (7B, 16D): Micro-distribution facility, warehouse	C1, C2	Up to 2,500 sf; outside Manhattan, not permitted in C1-1 through C1-4 and C2-1 through C2-4
		C4 -C7	Up to 5,000 sf at ground floor; 10,000 sf above ground floor
		C8	As-of-Right
		M1 - M3	Conform to performance standards

⁴ <https://www.nyc.gov/assets/buildings/pdf/canbiz-zr.pdf>

15. **Whereas**, the [proposed premises is situated in an R6 residential zoning district](#), raising substantial concerns regarding whether an adult-use cannabis dispensary is a permitted or appropriate use at this site; and

[NYC Zoning Map 08b](#)⁵



16. **Whereas**, the proposed premises is located in a pure R6 district, meaning it is a Residential District only with no as-of-right retail and no commercial overlay; and
17. **Whereas**, in an R6 zone without a commercial overlay, cannabis [retail is not permitted as-of-right](#)⁶, so zoning relief such as a variance, special permit, or rezoning would be required; and
18. **Whereas**, obtaining a zoning variance to permit cannabis retail in a pure R6 residential district requires meeting an exceptionally high legal hardship standard, is subject to intense scrutiny by the Community Board, Borough President, the NYC Board of Standards and Appeals a prolonged approval process often exceeding two years, and an extremely low likelihood of approval; and
19. **Whereas**, despite the fact that the proposed premises may have previously housed an office and a clothing store, cannabis retail cannot qualify as a lawful preexisting non-conforming use as non-conforming rights are strictly limited to the continuation of the same general use category and level of intensity that existed prior to zoning restrictions;
20. **Whereas**, to obtain a use variance in an R6 district, an applicant must demonstrate that:
- The property cannot realize a reasonable return from any permitted use;
 - No residential or community facility use could exist on the premises;
 - The property is essentially unusable for residential purposes;
 - The proposed use will not alter the residential character of the neighborhood;
 - The proposed use will not be detrimental to the public welfare;
 - That hardship is due to unique physical characteristics of the property;
 - That hardship is not self-created, a result of the owner's decisions, or financial hardship alone; and
21. **Whereas**, a cannabis dispensary is classified as a distinct and more intensive commercial use, subject to heightened regulatory controls, security requirements, and community impact considerations, and therefore constitutes a material change in use rather than a continuation of

⁵ <https://zoningmap.nyc3.digitaloceanspaces.com/map08b.pdf>

⁶ <https://zoningresolution.planning.nyc.gov/article-i/chapter-2/12-10>

prior retail occupancy; and

22. **Whereas**, legal non-conforming retail does not extend to new cannabis dispensary use, which is treated as a different and substantially divergent and distinct use category from ordinary non-cannabis retail; and
23. **Whereas**, under [Zoning Resolution §52-31 and its related sections](#)⁷, a materially different and intensive use such as cannabis retail cannot rely on pre-existing non-conforming office or retail occupancy for zoning compliance, *especially* when located in Residence Districts (R6); and
24. **Whereas**, testimony and documentary evidence presented to the committee indicated that the proposed dispensary is within ≈350-feet of [West Village Nursery School](#) 73 Horatio street 10014, which is in violation of the with New York State Law's siting requirements which prohibits adult-use cannabis establishments within 500-feet of school grounds; and
25. **Whereas**, [New York Cannabis Law § 72\(6\)](#)⁸ states that "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"; and
26. **Whereas**, local stakeholders met with Ms. Tzar prior to the CLC hearing that failed to assuage local concerns;
27. **Whereas**, numerous speakers emphasized that the surrounding area is a predominantly residential block within the West Village, characterized by family housing, long-term residents, and neighborhood-serving uses, and that the introduction of a cannabis dispensary at this location would fundamentally alter the character of the block; and
28. **Whereas**, parents and caregivers expressed particular concern about increased foot traffic, deliveries, loitering, and exposure of children to an adult-use business immediately adjacent to a nursery school and play spaces; and
29. **Whereas**, the CLC heard testimony alleging material inaccuracies and misrepresentations in the application, including but not limited to:
 - Conflicting or incorrect address information and cross-street identification;
 - Misstatements regarding the physical characteristics of the building, including ground-floor configuration;
 - Questionable claims of proximity protection based on a withdrawn or invalid prior application;
 - Inconsistent or misleading statements regarding delivery operations, security measures, ADA compliance, and community notification; and
30. **Whereas**, testimony, including from individuals with public health and regulatory experience, asserted that the application fails to meet zoning and land-use requirements and should therefore be denied on that basis alone; and
31. **Whereas**, the CLC noted that denial of this application would not preclude the applicant from seeking an alternative, compliant location and would not necessarily result in undue financial hardship, as licenses may be transferred or relocated in accordance with state rules.

THEREFORE, BE IT RESOLVED, Community Board 2 (CB2) strongly recommends the **denial** of the Adult-Use Retail Dispensary License application for Upstate State Collective d/b/a Dagmar, 807 Greenwich street/66 Jane St. 10014, due to the extensive and documented issues outlined herein, and, and that this decision shall 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.

⁷ <https://zoningresolution.planning.nyc.gov/article-v/chapter-2#52-22>

⁸ <https://www.nysenate.gov/legislation/laws/CAN/72>

- Proximity to schools, parks, and other sensitive areas that make the location inappropriate for a cannabis dispensary
- Its placement in a residential (R6) zoning district without a commercial overlay, and the potential impact on the character and safety of the neighborhood.

BE IT FURTHER RESOLVED, CB2 strongly advises that applications of this nature must meet the highest standards of transparency, community engagement, and compliance with all applicable regulations, including but not limited to cannabis law, state regulations, zoning, historic preservation, and security requirements, to be considered viable.

VOTE: Yea-4 (P. Laraia, William Benesh, C. Dignes and A. Wong) Nay-0 Abstain-0 Recuse-1(M. Fitzgerald)

Respectfully Submitted,

Patricia Laraia, CLC Vice Chair

Mar Fitzgerald, Chair
Cannabis Licensing Committee (CLC)
Community Board 2



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PARKS & WATERFRONT COMMITTEE MEETING

January 7, 2026

The Parks & Waterfront Committee of Community Board 2, Manhattan, held its monthly meeting on Tuesday, January 7, 2026, at 6:30 in person at the CB2 District Office Conference Room, 3 Washington Square Village and via Zoom.

The meeting covered two topics:

- Update on in-process projects in our district, primarily Bleecker Playground renovation, and introduction to Partnership for Parks
- Discussion of committee volunteer point persons to each open space in our district

Board Members Present: Rich Caccappolo (Chair); Susanna Aaron (Vice Chair); Chris Dignes; Benjamin Listman; Shirley Secunda; Edward Siegel; Frederica Sigel

Board Members Remote: Ritu Chatterjee

Board Members Absent with Notice:

Board Members Absent without Notice:

Public Members Present:

Public Members Remote: Coral Dawson

Public Members Absent with Notice: Elizabeth Gilmore; Sharon Woolums

In total, 7 people attended the meeting in person with approximately 10 on zoom.

There were no resolutions resulting from this meeting.

1. Update on in-process projects in our district, particularly Bleecker Playground renovation

Terese Flores, Regional Manager for the NYC Parks Department, attended the meeting in person and participated to provide updates, context, and guidance related to in-process parks operations and planning priorities within the district.

Her main topic was the status of the renovation of Bleecker Playground (Bleecker St at Hudson St).

The multi-section playground is currently under construction. The project is intended to address playground infrastructure needs, which include Equipment upgrades, Surface improvements, Safety enhancements and General usability and durability updates. A new drinking fountain will be installed; the bathroom is not being updated. The team on the project is bringing the playground up to current standards, rather than doing a complete redesign or expansion. The work was referred to as “a renovation” That said, the scope is pretty full scale.

Work is being phased; the northern portion, which contains a jungle gym and sand area is open while the southern portion is being repaired and improved. The team is waiting to receive new play equipment and safety surface for the southern sections which have long lead time items, but that is acceptable because it is hard to install such items during winter. Once those arrive and are installed, that portion will be completed, and the northern section will then go under construction. The estimated completion date of the project is still August 2026.

Ms. Flores introduced us to Anthony Deng, Special Project Coordinator at NYC Department of Park and Recreation (DPR) working with Partnership for Parks, the public-private partnership between City Parks Foundation and DPR (started in 1989, partnered with DPR since 1995) that through various programs and initiatives they invigorate parks into dynamic spaces and to that end “supports and champions neighborhood volunteers by providing the tools needed, in some cases including funding, to advocate and care for neighborhood parks and green spaces”.

Mr. Deng is working with Ms. Flores' division to provide support to community members and groups as a community engagement wing of the Parks Department. They can help recruit volunteers and nurture community groups – which was a goal recommendation that Commissioner Shimamura made to our committee when we were working on our District Needs Assessment planning submission.

2. Discussion of committee volunteer point persons for each open space in our district

During that planning process last year, we discussed the idea of getting each of our committee members (including public members) positioned as the point persons within our group of a few (each) of the parks and open spaces in our district. We identified 30+ locations – some of which have projects underway or soon will have work done, some of which have recently been improved, others which have not been updated in a long time, some of which have one or more great, dedicated, generous volunteers, others which could use the recruiting of local supporters. To this end, we reviewed a list of the spaces and each was assigned an attendee to become point person for the next year.

New business: discussion of Police Presence in Washington Square Park. Following a joint Federal and City initiative in late October that led to the indictment of 19 individuals for drug sales, an initial enforcement detail of 60 officers was assigned to Washington Square Park to prevent new sellers from establishing operations. This presence, originally consisting of two shifts of 30 officers, was later reduced to 38 officers (2 x 19) in December and then fully eliminated around New Year's Day. Future security plans were not disclosed during the recent committee meeting.

After the meeting, members shared reports of what appeared to be a resurgence of drug sales specifically in the Northwest Corner of the park.

On January 12th, Detective Safatle of the local 6th Precinct informed the CB2 office that the elimination of these patrols had been reversed. Effective immediately, a new detail of 16 officers (two shifts of 8) has been assigned to the park. Additionally, the Command Post has been relocated to the intersection of MacDougal and WSNorth, positioning it effectively outside of the Northwest Corner.

Respectfully submitted,

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