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

### FULL BOARD MINUTES

**DATE:** December 18, 2025

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

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

#### ATTENDANCE

**BOARD MEMBERS PRESENT IN PERSON:** Susanna Aaron, Keen Berger, Carter Booth, Katy Bordonaro, Amy Brenna, Richard Caccappolo, Ritu Chattree, Valerie De La Rosa, Chris Dignes, Mar Fitzgerald, Susan Gammie, Drishaan Jain, Juliet Kaye, Susan Kent, Ryder Kessler, Jeannine Kiely, Patricia Laraia, Janet Liff, Benjamin Listman, Paul McDaid, Erika Olson, Brian Pape, Donna Raftery, Lois Rakoff, Bo Riccobono, Sean Ryan, Rocio Sanz, Shirley Secunda, Eddie Siegel, Emma Smith, Dr. Shirley Smith, Sean Sweeney, Susan Wittenberg, Antony Wong Eugene Yoo (35)

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

**BOARD MEMBERS PRESENT VIA ZOOM AND NOT COUNTING TOWARD QUORUM:** Y. (Nina) Chen, Arturo Fernandez (2)

**BOARD MEMBERS ABSENT WITH NOTIFICATION:** William Benesh, Anita Brandt, Stella FitzGerald, Cormac Flynn, JJ Herrera, Monica Desai Weiss (6)

**BOARD MEMBERS ABSENT:** David Gruber, Frederica Sigel (2)

**BOARD MEMBERS PRESENT/ARRIVED LATE:** Y. (Nina) Chen (1)

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

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

**ELECTED OFFICIALS’ REPRESENTATIVES:** NYS Senator Brian Kavanagh (Sharif Krabti); NYS Senator Brad Hoylman-Sigal (Caroline Wekselbaun); NYS Assembly Member Grace Lee (in person); NYS Assembly Member Deborah Glick (Tracy Jackson); Mayor Eric Adams (Jasper Diaz); Manhattan Borough President Mark Levine (Andrew Chang); City Council Member Christopher Marte (Conor Allerton); NYC Council Member Erik Bottcher (Nicole Barth); NYC Council Member Harvey Epstein (Maanika Gupta)

**MEETING SUMMARY**

Meeting Date – December 18, 2025  
 Board Members Present – 39  
 In Person – 35  
 via Zoom Counting toward Quorum – 2  
 via Zoom not Counting toward Quorum – 2  
 Board Members Absent with Notification – 6  
 Board Members Absent – 2  
 Board Members Present/Arrived Late – 1  
 Board Members Present/Left Early – 0

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**PUBLIC SESSION**

**James Sherry:** Against/concerned about SLA license for Hyper Interactive Games Inc 302 Bowery 10012 (OP–Adult Recreational Facility) and discrepancy with LPC construction there. Unaware that a decision had already been made to award the license. Discrepancy between permit for changes to the 302 Bowery landmark to LPC and liquor license. Permit shows a

terrace / deck that was not in the diagram originally submitted to SLA. Sharing concerns from families at 300 Bowery. Backyard decks were discussed regarding other applications at the Committee meeting but did not come up for this application. Unsure what this means given that the application has already been approved.

**Jeannie Kiely:** HOPE Count is coming in January. The Department of Homeless Services each year conducts the HOPE count (Homeless Outreach Population Estimate) will be taken on Tuesday, January 27, 2026. Meet around 7pm, begin the count around midnight, and continues until about 2 am. Volunteers go out in groups of 4-5, and follow an assigned route. The Count calls on the volunteers to talk to everyone seen on the street (regardless of whether they appear homeless) to inquire about their housing/homeless status. Jeannine encourages participation from board members.

**David Siffert:** Neighbors United for Immigrant Safety. Connection with Village Independent Democrats. Outreach to local businesses to share information about what to do in the case of an ICE raid.

R. Kessler shares additional information re: signal group for Downtown West Hands Off ICE.

**Eleanor Wong:** Spoke about the redesign of Canal Street. Chinatown community believes that the community has not been sufficiently engaged/informed – notices and materials have not sufficiently been made available in the Chinese language. Many community members speak Chinese and use different modes of communication. Parking on Canal Street is difficult/unavailable – customers for banks and doctors' offices in Chinatown need on-street parking, and businesses and curbside loading for deliveries. Side streets are too crowded for parking. Walker Street can't be closed. The proposed satellite jail will also require significant additional parking, so parking should not be eliminated. The biggest issue is illegal vendors, which can be harassing pedestrians – an expansion of the sidewalks will result in even more counterfeit vendors clogging the streets.

## **ADOPTION OF AGENDA**

The agenda was adopted by acclamation.

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

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

- Released a Sequel “Housing Manhattanites 2026” Report that follows up on the 2023 report identifying sites and opportunities to build more housing (both affordable and market rate).
- Recordings of CB training sessions are available online until at least January.
- Recap of the Borough President's tenure: 43 ULURPs, 11 this year alone. BP Levine has advocated for right to counsel, planting of more trees, composting, removing scaffolding and sidewalk sheds, more affordable housing.

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

- Gearing up for the next Session starting in January. One legislative priority will be a bill requiring a reduction in plastics in packaging with the PRIA bill.
- Pushing for a raise in the eligibility income for SCRIE and DRIE.
- AM visited Bellevue today to observe comprehensive psychiatric emergency program facilities. Excited to hear about future plans to treat those with severe mental health crises.

**NYS Assembly Member Grace Lee, 65th District:**

- Happy Holidays to CB2. Session starts back up in January in Albany.
- Closing in on 3rd year in office. Over the last 3 years, the office has closed over 700 constituent cases, closing 230 this year alone.
  - Recently wrote a letter to a landlord regarding an illegal cannabis shop on Kenmare Street – including working with the Sheriff's office for enforcement.
  - Worked with an individual in need of an employment claim.
  - Worked with a small business getting hit with fines for a conflict with their compliance with both outdoor dining and containerization regulations – including developing a means to avoid such fines in the future.
- Have received a lot of feedback regarding trash in NoLita – did a walk-through with DSNY resulting in more street bins and changes in pick-up schedules..
- Hosted meeting with the SLA Chair to address SLA license issues with CB 1, 2, 3.
- Legislative updates for this year:
  - Governor signed Lower Manhattan relocation assistance bill. Extends a tax credit and incentives to establish offices in Lower Manhattan.
  - Governor also signed a Bill carried by the A-M requiring Board of Elections to notify elected officials and party officials of changes of polling locations within their Districts. Some new locations were too distant for mobility-challenged voters.
  - Governor signed the A-M's AANHPI curriculum act to promote the inclusion of AAPI curriculum in public schools throughout the State.
- Townhall with Senator Kavanagh on January 29<sup>th</sup>.

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

- Office continues to celebrate the holidays by participating in turkey give-aways and toy drives.
- CM introduced a bill to prevent blanket no-pet bans in apartment leases, which causes overcrowding in animal shelters.
- Intro 948 did not make it onto the agenda for this afternoon (the "Air BnB Bill" which would have made it easier to use apartments for short-term rentals, which in turn could add to the shortage of permanent housing.
- Participatory budgeting idea generation phase is over – the ideas collected to date will now be organized, vetted and explored with the relevant agency.

- Discretionary funding applications for the FY 2027 budget will start in January.
- Q: S. Gammie asks if there seems to be an appetite for the no pet ban legislation.  
A: Expectation is that this abused by landlords, so the prospects are positive.

**Maanika Gupta, NYC Council Member Harvey Epstein’s Office, District 2:**

- Maanika is attending her first CB2 meeting with CM Epstein's Office
  - CM will get committee assignments in late January.
  - Currently co-sponsoring several bills:
    - Intro 276 expanding protections for Uber and Lyft drivers.
    - Intro 1396 – requiring business license enforcement by DCWP.
    - Intro 431, a street vending bill to expand licenses.
    - Intro 902 (COPA) giving non-profits the ability to purchase properties up for auction.
- Q: R. Sanz thinks that COPA is the worst thing to happen to property owners in NYC.

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

- The Council Member led a Caroling event last night.
  - Organized a toy drive for Holy Apostles Church.
  - Intro 1233 requiring planting of trees in new medians separating bike lanes from cars, legislation is up for a vote in today’s stated Council meeting.
  - Proposed Shared Housing legislation to make it easier for people to find permanent housing.
  - Just planted 1,000<sup>th</sup> tree on 24th St. and 11th Ave. CM is committed to another 1,000 trees in the next four years.
- Q: V. De La Rosa asks if the agenda for the stated was posted.  
A: Was posted at 5:00 pm.

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

- Townhall with AM Lee in January.
- Office signed onto a letter to mayor-elect Mamdani regarding the Dapolito Center, urging the Mayor-elect to preserve the façade of the building.
- Legislative updates, several bills to the Governor’s desk, signed:
  - Governor signed S4274C requiring advanced notice to elected officials for changes to polling locations.
  - Governor also signed S5624 streamlining enforcement for tobacco and vape store violations.
  - Governor vetoed a bill that would have given grants to Community Boards to monitor brownfield sites and cleanup projects.

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

- Last full board as state senator. Will be back as BP! Many thanks for the partnership with CB2, it has been great to work with this group.
- Governor signaled support for Medical Aid for Dying Act – bill not yet signed into law, but the support is an important step.

## **ADOPTION OF MINUTES**

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

## **BUSINESS SESSION**

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

- 388 Hudson - 10 years ago, the Board voted on a resolution in favor of 100% affordable housing at 388 Hudson. Developer team was just announced for a 100% affordable housing building. Camber Property Group and non-profit Services for the Underserved were awarded the contract – their proposal includes participation of two local architecture firms. The project will include 288 units of affordable and supportive housing. It will also include Parks Department recreation facilities, and will be LEED certified. This is the first city-led development co-hosting affordable housing with a Parks recreation facility.
- Spring Street Station (Downtown C/E) Elevators - Now open with an ADA compliant elevator. CM Bottcher and MTA's Chief Accessibility Officer Carmen Arroyo, along with C-M Bottcher and CB2 Members, did a walkthrough and quick event. Check it out!
- New School Update - New School facing a \$48M budget shortfall. Consolidating from 5 to 2 schools and eliminating various programs. Austerity includes the sale of the university owned president's townhome. Keeping an eye on other impacts.
- Board Member Resignation - Matthew Perreira has left the board after moving out of the district.
- Now at 47 members – new appointments to be made by incoming Borough President Hoylman-Sigal.
- Oversight Hearing on Outdoor Dining at City Council - Testified along with two other Community Boards. CB2 has heard more than 550 Outdoor Dining applications.
  - There have only been 2 weeks, in the last year or so without applications
  - CB2 has heard and is home to more than 30% of all Outdoor Dining cafes in Manhattan; 20% of all Outdoor Dining Cafes in all 5 Boroughs; just 100 fewer than full borough of Brooklyn, double that of Queens.
  - Revocable consent fees are lower than under the previous program.
- Two pending bills in the City Council, including one that would transfer jurisdiction for the program from DOT to CWP, and calling for the removal of the requirement to obtain a revocable consent for an outdoor café.
- Thanks to Former Chairs - for continued service and guidance, formal and informal.

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

- Thank you, NYU! We are very grateful for the ability to meet at NYU!
- The Items of Interest included in each week's Eblast is also available each week on the Website home page.
- Village Interagency Taskforce - Arrests of drug dealers around Washington Square Park coupled with increased NYPD presence in the Park. While the conditions in the Park relating to drug sales and use have been noticeable and positive, our Goddard-Riverside service providers seeking to serve the unhoused and mentally challenged people living on the street or in the Parks have been displaced by these efforts. Many relocated to Sara Roosevelt Park – thankfully they have not severed ties with those seeking to serve them.
- Many thanks to the incoming BP Brad Hoylman-Sigal for convening a meeting with the 12 Manhattan District Managers to address issues with our District Offices and Staffs.
- Holidays - Office will remain open over the holidays so that phones will be answered; hours on the eves of holidays will be reduced. Details will be posted on the website.

## **STANDING COMMITTEE REPORTS WITH RESOLUTIONS**

### **LANDMARKS**

#### **1. \*109 Waverly Pl. (Greenwich Village Historic District) – Application is to install a stoop gate.**

**Whereas:**

A. The block is known to have difficulties with loitering on the stoops and numerous buildings in the row have similar approved gates; and

B. The self-closing gate is based on the design of the neighboring gate and the detailing is copied from the existing railings and fits well with the numerous houses in the row with approved gates; now

**Therefore be it resolved** that CB2, Man. recommends approval of the historically referenced stoop gate.

**Vote:** Unanimous, 39 Board Members in favor.

#### **2. \*140 & 142 W. 4th St. (South Village Historic District) Application is to install two safety gates at the front entrance of 140 and 142 W. 4th St.**

**Whereas:**

A. A self-closing double gate for each building is flanked by two fixed panels to reduce the width to the standard opening; and

B. The simple design is suitable to the tenement building's style; and

C. The applicant agreed to raise the height of the gates to 30 inches to resemble more closely other gates in the district and to create a safer condition for those exiting the building; now

**Therefore be it resolved** that CB2, Man. recommends approval of the installation of the appropriate gates on each of the two buildings.

**Vote:** Unanimous, 39 Board Members in favor.

**3. \*491 Broadway & \*446 Broome St. (SoHo Cast Iron District)– Application is to replace windows in one apartment at both facades.**

**Whereas:**

A. The building regrettably lacks a master plan for window replacement and there is an assortment of non-historic somewhat harmonious designs in the building; and

B. The tenant wishes to replace the windows in this apartment in the course of remodeling; and

C. The Broome Street proposal is for a simulation of double hung windows with a fixed upper sash and a tilt and turn lower sash; and the Broadway proposal is for a plane glass tilt and turn design with an option for a false middle mullion in an attempt to simulate a double hung window; and

D. The designs for the windows have no genuine historic reference and any design attempts to simulate historic windows with treatments of plane glass is contrary to the historic preservation principal of using authentic materials; and the extension of open windows beyond the frame is especially unacceptable; and

E. The windows do not have any connection to the design of the existing windows in other apartments in the building and would interrupt the façade’s existing semblance of unity; and

F. The applicant gave no plausible reason that double hung windows of a historic design adapted with current technology would not be satisfactory; now

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

A. **Denial** of the application for the non-historic windows and that they instead be wooden frame double- hung with or without an operable upper sash in a historic design suitable to the building; and

B. That the Commission encourage the building to undertake a master plan for the building that would codify historic design for future window replacements in the building.

**Vote:** Unanimous, 39 Board Members in favor.

**4. \*388 W. Broadway (SoHo Cast Iron District)- Application is to repair masonry and stucco at the rear facade and remove window shutter hardware.**

(WITHDRAWN-will be reviewed at staff level)

**5. \*22 E. 10th St. (Greenwich Village Historic District) – Application is to demolish a rear yard extension and construct a new rear yard extension and rooftop addition, modify the garden, and restore front facade.**

**Whereas:**

A. The applicant represented that the building has an existing approved application from a prior owner and architect and that the current application is for modifications to the existing application and the Committee, following this assurance, did not review parts of the application represented as having been approved; and

B. The existing studio skylight is to be redesigned as the front of an appropriately set back penthouse of modest proportions clad in light-colored zinc that blends well with the overall roofscape but with a clearly visible portion of the east wall having modern glass “slider” windows; and

C. The extension of the chimney is in the usual approved manner with a new rooftop addition; and

D. The rear partial non-historic extension and fire escape are to be removed; and

E. The proposed full width four floor extension (basement through second floor) in brick extends 15 feet with a full width window at the basement level and punched casement windows and a balcony above the second floor and the third floor has central French windows with flanking casement windows; and

F. The rear wall oddly has no terminal design at the top giving an unfinished appearance; and

G. The cellar is to be excavated 4 feet, and the excavation extends into the garden with a 9-foot excavation to 5 feet from the property line; and

H. The excavation requires extensive underpinning for the entire length of the house at both the east and west and the east side of the garden abutting a rear yard extension on the adjoining property.

I. An engineer for the excavation and underpinning is to be engaged and a separate application will be submitted for the design and implementation of this work;

**Now therefore be it resolved that CB2, Man. recommends:**

A. **Approval** of the rooftop addition and chimney extension provided that the visible window is in a historic design; and

B. **Approval** of the demolition of the non-historic rear extension and the fire escape and;

C. **Approval** of the rear facade design provided that there is a modification to the design of the top of the wall that provides visual resolution; and

D. **Denial** of the excavation unless there is a detailed study and plan for the work that assures the integrity of the subject property and adjoining properties and that there is contact with the owners of adjoining properties and others that may be affected by the excavation and underpinning.

**Vote:** Unanimous, 39 Board Members in favor.

**6. \*54 Greene St. – (SoHo Cast Iron District) Application is to install diamond plate over the existing deteriorated vault lights.**

**Whereas:**

A. The applicant presented ample photographic evidence that the condition of the vault lights is beyond reasonable repair as is the case with many buildings in the district that have had approved proposals to cover them with diamond plate and

B. The proposal is to cover the remainder of the lights in the building that are exposed; and

C. The applicant represented that the covering would protect the present condition and is reversible, allowing for the possibility of historically appropriate vault lights to be installed in the future; and

D. There was testimony, without the document or other proof, that there is a 74(7)(11) agreement in effect that provides for the restoration of the lights as a condition for approval of the change of use for the building and, not having the document in hand, the Committee did not consider this matter in its recommendation.

E. There was testimony from one building resident in support of the proposal; now

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

A. **Approval** of the covering of vault lights with diamond plate provided that the work is reversible and in no way impedes the future replacement of historically appropriate vault lights at a later time; and

B. That the Commission verify the existence of a 74(7)(11) for the property and make its determination with consideration of this agreement and that it is understood that the Committee (Board) did not consider this matter in making its recommendation.

**Vote:** Unanimous, 39 Board Members in favor.

**7. \*432 Hudson St. (Greenwich Village Historic District) – Application is to restore the front façade, remove metal fire escape, replace windows, install shopfront at street level, add stair bulkhead & mechanical equipment at roof level, construct 2-story extension at rear yard, install terrace pavers and window monitors at existing roof over 1st floor in rear yard.**

**Whereas:**

- A. The property is to be converted from multi-family with basement and ground floor commercial use to single family use; and
- B. The applicant convincingly represented that the building is in a deteriorated condition, especially the rear facade; and
- C. The storefront is to be rebuilt with historically accurate wood framing, three large windows with clerestory and a cornice of historic design and the entrance will be protected by gates resembling the stoop gates that are prevalent in the neighborhood; and
- D. The front masonry is to be restored, replacing deteriorated elements as required and the fire escape is to be removed; and
- E. The new rooftop bulkhead has optimal placement and is minimally visible, the mechanical equipment is not visible, and required safety railings are to be installed; and
- F. The rear extension is being rebuilt with French doors at terrace level and balcony and French windows above; and
- G. The north and west edges of the rear terrace are to be raised to accommodate small side windows to give air and light to the room below; now

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

- A. **Approval** of the front facade restoration, removal of the fire escape, the entrance gates, and the historically informed wooden storefront; and
- B. **Approval** of the minimally visible bulkhead; and
- C. **Approval** of the rear facade restoration and the modifications with windows to the terrace.

**Vote:** Unanimous, 39 Board Members in favor.

## SLA 1 LICENSING

**1. Mikaku NY Inc 85 Kenmare St, store 1 10012 (WBC–RW) (Transfer)**

- i. Whereas**, the Applicant appeared before Community Board 2, Manhattan’s (CB2M) SLA Committee #1 to present an application to the NYS Liquor Authority for a transfer of an existing Restaurant Wine License for a Japanese restaurant located in the ground floor of a six (6)-story mixed-use building (ca. 1900) on Kenmare Street between Cleveland Place and Mulberry Street (Block #4818/Lot #28), the building falling within NYC’s Special Little Italy District; and
- ii. Whereas**, the ground floor premises is approximately 800 sq. ft., there are six (6) tables and 18 seats and one bar with no seats for a total seated patron occupancy of 18 persons and a

legal occupancy of 74 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; there is no sidewalk or roadway café; and

- iii. **Whereas**, this is a transfer application from Mikaku Inc (Lic ID #0240-22-100451) due to a change in the lease assignment – the owners, manager, DBA name and method of operation will remain the same; the hours of operation are 11:30 AM to 11 PM Sundays through Saturdays (7 days a week), music is background only from iPods/CDs/streaming services; there are no TVs, no DJ's, no promoted events, no live music or scheduled performances, and no cover fees; there is no outdoor seating and no operable doors or windows; and
- iv. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Tavern Wine License, with those stipulations as follows:
1. Will be advertised and operate as a full-service Japanese restaurant with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be from 11:30 AM to 11 PM Sundays through Saturdays (7 days a week). All patrons will be cleared, and no patrons will remain after stated closing time.
  3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
  5. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
  6. Will not have televisions.
  7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  8. Will not install or have French doors, operable windows or open facades.
  9. Will not make changes to the existing façade except to change signage or awning.
  10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  12. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
  13. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
  14. Will appear before CB2M prior to submitting changes to any stipulation agreed to herein.

**THEREFORE BE IT RESOLVED** that CB2M recommends **denial** of the application for the Restaurant Wine License for **Mikaku NY Inc 85 Kenmare St, store 1 10012**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and

stipulations agreed to by the Applicant above are incorporated into the “method of operation” on the NYSLA liquor license.

**Vote:** Unanimous, 39 Board Members in favor.

**2. 337B West Broadway, LLC dba Mezcal & Amaro, 337B W. Broadway 10013 (new OP – Coffee & Cocktail Bar) (previously unlicensed)**

- i. Whereas,** the Applicant originally appeared before Community Board 2, Manhattan’s (CB2M) SLA Committee #1 via video conference in [August/2023](#) and [December/2021](#) to present an application to the NYS Liquor Authority for an On-Premises license for a coffee shop and cocktail lounge located on the ground floor of a M1-5A zoned, two (2)-story commercial building (ca. 1910) on West Broadway between Grand and Broome Streets (Block #475/Lot #1) located in NYC’s LPC designated SoHo-Cast Iron Historic District; and
- ii. Whereas,** at both its August/2023 and December/2021 full board meetings CB2M unanimously recommended approval of the On-Premises Liquor license; and
- iii. Whereas,** the instant application is a renotification due to a variety of delays, including construction, in the filing of the application heard in August/2023 for an On-Premises Liquor License, there being no changes to the method of operation or principals; and
- iv. Whereas,** the premises is roughly 1,070 sq. ft.; there will be 10 tables with 27 seats and one (1) bar with 10 seats for a total patron occupancy of 37 seats; there is one (1) entryway which serves as patron ingress and egress and one (1) patron bathroom; and
- v. Whereas,** the hours of operation will be from 7 AM to 2 AM Sundays through Saturdays (7 days a week); all doors and windows will be closed by 10 PM nightly; music will be quiet background only consisting of music from iPod/CDS; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; there will be no outdoor seating either on the sidewalk or in the roadway; and
- vi. 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 Liquor License, with those stipulations as follows:
  1. Premises will be advertised and operated as a coffee shop and cocktail lounge.
  2. The hours of operation will be 7 AM to 2 AM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
  3. Will operate with less than a full service kitchen but will serve food during all hours of operation.

4. Will not operate as a 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 quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences anytime.
7. Will not have televisions.
8. Will have not more than four (4) private parties/year.
9. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
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. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
14. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.
15. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades.
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 CB2M 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 **52 active licensed premises** within 750 ft. and 5 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 Liquor License for **337B West Broadway, LLC dba Mezcal & Amaro, 337B W. Broadway 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” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

**Vote:** Unanimous, 39 Board Members in favor.

3. **JDBN LLC dba Domodomo 138–140 W Houston St 10012 (OP–Restaurant) (Class Change) (Lic. ID #0240-22-100023)**
- i. **Whereas**, the Applicants and the Applicants’ attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a class change of their existing Restaurant Wine License (Lic ID #0240-22-100023) to a new On-Premises Restaurant Liquor License to continue to operate an Asian-inspired restaurant in the basement of a residentially-zoned, four (4)-story, mixed-use building (c. 1960) on West Houston Street between Sullivan and MacDougal Streets (Block #526/Lot #79); and
  - ii. **Whereas**, the Applicant originally appeared before CB2M in [October/2016](#) for their Restaurant Wine license to operate the restaurant, there being no changes to the method of operation outside of the application to upgrade to full liquor and to open at 12 PM daily in order to serve lunch, no one appeared either in favor or in opposition to the application with CB2M having no known complaints about the establishment; the premises was previously licensed with an On-Premises liquor license under the name of Gotham Rose LLC dba Ariana Restaurant (Lic ID #0340-14-101295) from 2013–2015; and
  - iii. **Whereas**, the hours of operation will be from 12 PM to 11 PM Saturdays through Sundays (7 days a week); there is no sidewalk or roadway café; music will remain quiet background only, there is no dancing, no DJ’s, no promoted events, no live music, no private parties, no scheduled performances or cover fees, no TVs, no velvet ropes or movable barriers or security, the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
  - iv. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the liquor license, with those stipulations being as follows:
    1. Premises will be advertised and operated as an Asian-inspired restaurant.
    2. The hours of operation will be 12 PM to 11 PM Saturdays through Sundays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
    3. Will operate a full-service restaurant, specifically an Asian-inspired restaurant serving lunch and dinner with the kitchen open and full menu items available until closing every night.
    4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
    5. Will not operate a backyard garden or any outdoor area for commercial purposes.
    6. Will play quiet ambient recorded background music only. 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 have patron occupancy/service to any portion of the cellar of licensed premises.

10. Will not install or have French doors, operable windows or open facades.
  11. Will not make changes to the existing façade except to change signage or awning.
  12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
  15. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
  16. Will appear before CB2M for change in method of operation/alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
- v. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the on-premises liquor license at this location, there being **115 active licensed premises** within 750 ft. and 8 pending licenses according to LAMP, CB2 being unaware of any complaints regarding the establishment since it opened, the agreed upon hours and stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Restaurant liquor license for **JDBN LLC dba Domodomo 138–140 W Houston 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, 39 Board Members in favor.

4. **Chipotle Mexican Grill of Colorado LLC dba Chipotle Mexican Grill #590 55 E 8th St 10003** (WBC–Restaurant)
  - i. **Whereas**, the Director of Operations 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 for a Restaurant Wine License to operate a multi-national fast-casual restaurant chain featuring customizable bowls, tacos, burritos and salads in a ground floor storefront located within a 13-story mixed-use building (ca. 1959) on 8th Street between Greene and Mercer Streets (Block #560/Lot #7502); and
  - ii. **Whereas**, the storefront premises is roughly 2,472 sq. ft., the ground floor premises consisting of nine (9) tables with 47 seats and one (1) bar with no seats for a total seated patron seating

occupancy of 47 persons, there is one entrance serving as patron ingress and egress and two (2) patron bathrooms; there is no outdoor seating; and

- iii. **Whereas**, the hours of operation will be Sundays through Saturdays (7 days a week) from 10:45 AM to 11 PM; music will be quiet background music only consisting of music from iPod/CD's/streaming services; all doors and windows will be closed at all times; there will be no dancing, DJ's, live music, promoted events or scheduled performances, cover fees and no security/doormen; and
- iv. **Whereas**, the premises was previously licensed by the Applicant with an On-Premises liquor license (Lic ID #0340-21-117919) which they let lapse, the prior On-Premises license being for the service of canned margaritas in addition to beer and wine, the Applicant no longer providing that alcoholic beverage option and therefore applying for beer and wine only; and
- v. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being 27 active licensed premises within 750 feet of the proposed premises according to LAMP to be licensed and an additional 2 pending licenses within this same area, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and
- vi. **Whereas**, the Applicant has executed and has had notarized a stipulations agreement with CB2M which they agreed to submit to the NYSLA and agreed would be attached and incorporated into the "method of operation" of the liquor license and those stipulations are as follows
  - 1. The hours of operation will be from 10:45 AM to 11 PM Sundays through Saturdays (7 days a week). All patrons will be cleared, and no patrons will remain after stated closing time.
  - 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. No music will be audible in any adjacent residences at any time.
  - 5. Will not have televisions.
  - 6. Will close all doors and windows at 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.
  - 9. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  - 10. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
  - 11. 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.

12. Will appear before CB2M prior to submitting changes to any stipulation agreed to herein.

**THEREFORE BE IT RESOLVED** that CB2M recommends **denial** of the application for the Restaurant Wine License for **Chipotle Mexican Grill of Colorado LLC dba Chipotle Mexican Grill #590 55 E 8th St 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, 39 Board Members in favor.

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

- i. Whereas**, the Director of Operations 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 for a Restaurant Wine License to operate a multi-national fast-casual restaurant chain featuring customizable bowls, tacos, burritos and salads in a ground floor storefront located within a 12-story mixed-use building (ca. 1908, altered 1980) on Broadway between Bond and Bleecker Streets (Block #529/Lot #5), this building falling within NYC LPC’s designated NoHo Historic District and NYC’s Special SoHo-NoHo Mixed Use District; and
- ii. Whereas**, the storefront premises is roughly 2,817 sq. ft., the ground floor premises consisting of 10 tables with 48 seats and one (1) bar with no seats for a total seated patron seating occupancy of 48 persons, there is one entrance serving as patron ingress and egress, one emergency exit and two (2) patron bathrooms; there is no outdoor seating; and
- iii. Whereas**, the hours of operation will be Sundays through Saturdays (7 days a week) from 10:45 AM to 11 PM; music will be quiet background music only consisting of music from iPod/CD’s/streaming services; all doors and windows will be closed at all times; there will be no dancing, DJ’s, live music, promoted events or scheduled performances, cover fees and no security/doormen; and
- iv. Whereas**, the premises was previously licensed by the Applicant with an On-Premises liquor license (Lic ID #0340-20-100719) which they let lapse, the prior On-Premises license being for the service of canned margaritas in addition to beer and wine, the Applicant no longer providing that alcoholic beverage option and therefore applying for beer and wine only; and
- v. Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being 25 active licensed premises within 750 feet of the proposed premises according to LAMP to be licensed and an additional 2 pending licenses within this same area, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and

vi. **Whereas**, the Applicant has executed and has had notarized a stipulations agreement with CB2M which they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the liquor license and those stipulations are as follows

1. The hours of operation will be from 10:45 AM to 11 PM Sundays through Saturdays (7 days a week). All patrons will be cleared, and no patrons will remain after stated closing time.
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. No music will be audible in any adjacent residences at any time.
5. Will not have televisions.
6. Will close all doors and windows at 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.
9. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
10. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
11. 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.
12. Will appear before CB2M prior to submitting changes to any stipulation agreed to herein.

**THEREFORE BE IT RESOLVED** that CB2M recommends **denial** of the application for the Restaurant Wine License for **Chipotle Mexican Grill of Colorado LLC dba Chipotle Mexican Grill #1549 625 Broadway 10012**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” on the NYSLA liquor license.

**Vote:** Unanimous, 39 Board Members in favor.

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

i. **Whereas**, the Director of Operations 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 for a Restaurant Wine License to operate a multi-national fast-casual restaurant chain featuring customizable bowls, tacos, burritos and salads in a ground floor storefront located within a 12-story mixed-use building (ca. 1926, altered 2008) on

Varick Street between West Houston and King Streets (Block #520/Lot #7503), this building falling within NYC's Special Hudson Square District; and

- ii. **Whereas**, the storefront premises is roughly 2,689 sq. ft., the ground floor premises consisting of 35 tables with 71 seats and one (1) bar with no seats for a total seated patron seating occupancy of 71 persons, there is one entrance serving as patron ingress and egress, one emergency exit and two (2) patron bathrooms; there is no outdoor seating; and
- iii. **Whereas**, the hours of operation will be Sundays through Saturdays (7 days a week) from 10:45 AM to 11 PM; music will be quiet background music only consisting of music from iPod/CD's/streaming services; all doors and windows will be closed at all times; there will be no dancing, DJ's, live music, promoted events or scheduled performances, cover fees and no security/doormen; and
- iv. **Whereas**, the premises was previously licensed by the Applicant with an On-Premises liquor license (Lic ID #0340-21-117955) which they let lapse, the prior On-Premises license being for the service of canned margaritas in addition to beer and wine, the Applicant no longer providing that alcoholic beverage option and therefore applying for beer and wine only; and
- v. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being 58 active licensed premises within 750 feet of the proposed premises according to LAMP to be licensed and an additional 6 pending licenses within this same area, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and
- vi. **Whereas**, the Applicant has executed and has had notarized a stipulations agreement with CB2M which they agreed to submit to the NYSLA and agreed would be attached and incorporated into the "method of operation" of the liquor license and those stipulations are as follows:
  - 1. The hours of operation will be from 10:45 AM to 11 PM Sundays through Saturdays (7 days a week). All patrons will be cleared, and no patrons will remain after stated closing time.
  - 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. No music will be audible in any adjacent residences at any time.
  - 5. Will not have televisions.
  - 6. Will close all doors and windows at 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.
  - 9. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.

10. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
11. 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.
12. Will appear before CB2M prior to submitting changes to any stipulation agreed to herein.

**THEREFORE BE IT RESOLVED** that CB2M recommends **denial** of the application for the Restaurant Wine License for **Chipotle Mexican Grill of Colorado LLC dba Chipotle Mexican Grill #642 200 Varick St 10014** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” on the NYSLA liquor license.

**Vote:** Unanimous, 39 Board Members in favor.

**7. 428 LGT LLC dba Lagrange 428 Lafayette St 10003 (OP–Restaurant)**

- 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 for an On-Premises Restaurant Liquor License to operate a neighborhood French restaurant located on the ground floor of a five (5)-story mixed-use building (ca. 1833) on Lafayette Street between Astor Place and East 4<sup>th</sup> Street (Block #545/Lot #40), the building falling within NYC LPC’s NoHo Historic District and NYC’s Special SoHo-NoHo Mixed Use District; and
- ii. **Whereas**, the ground floor premises being roughly 2,209 sq. ft. (832 sq. ft. on the ground floor and 1,377 sq. ft. located a half grade up) there will be approximately 28 tables with 56 seats and two bars with 11 seats between them (total) for a total seated occupancy of 67 persons and a legal occupancy of 74 persons inclusive of staff; there is one patron (1) entrance that serves as patron ingress and egress, one emergency exit and four (4) bathrooms, there is no outdoor seating; and
- iii. **Whereas**, the hours of operation will be 9 AM to 1 AM Sundays through Thursdays and 9 AM to 2 AM Fridays and Saturdays; music will be recorded quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, and no movable barriers; no security personnel or doormen; there is no outdoor seating; and
- iv. **Whereas** the ground floor premises was previously licensed as Malbec Restaurant & Bar (Tango House Inc. & Colonnades Restaurant Associates Ltd dba Malbec Restaurant & Bar/Tango House, Lic ID # 0340-15-107841) from approximately 2014–2016 and following that it was licensed from 2019–2021 under Very Nice Enterprises LLC dba Tenor (Lic ID #0340-19-108720), the applicant for Very Nice Enterprises LLC having appeared before CB2 in [February/2017](#) as “Corp to be formed by Michael Callahan” to operate an Argentinian

restaurant with a similar method of operation as the instant application, that establishment never having opened; and

- v. **Whereas**, the Applicant, who has other licensed premises in CB2M including CGM LLNR LLC dba Jean's at 415 Lafayette Street (Lic ID #0340-23-138538), has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the "method of operation" of the On-Premises Restaurant Liquor License and those stipulations are as follows:
1. Premises will be advertised and operated as a full-service neighborhood French restaurant with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be from 9 AM to 1 AM Sundays through Thursdays and 9 AM to 2 AM Fridays and Saturdays, though initially the premises will only open for dinner service. All patrons will be cleared and no patrons will remain after stated closing time.
  3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
  5. Will play recorded background music at conversational levels only so as not to cause a disturbance in any adjacent residences at any time.
  6. Will not have televisions.
  7. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
  8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  9. Will have not more than 12 private parties per year.
  10. Occupancy will be limited to not more than 74 persons including staff.
  11. There will be no patron access to the basement of the 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.
  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: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or 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 CB2M for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **29 active licensed premises** and 2 pending licenses within 750 ft. according to LAMP; the Applicant’s closing hours and 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 Community Board 2, Manhattan recommends **denial** of the application for a On-Premises Restaurant Liquor License in the name **428 LGT LLC dba Lagrange 428 Lafayette St 10003** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “method of operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

**Vote:** Unanimous, 39 Board Members in favor.

**8. Hyper Interactive Games Inc 302 Bowery 10012 (OP–Adult Recreational Facility)**  
*(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 for an On-Premises Tavern/Adult Recreational Facility Liquor License to operate a recreational facility featuring game shows/trivia located on the ground floor and cellar of a four (4)-story mixed-use building (ca. 1878) on Bowery between Bleecker and East Houston Streets (Block #521/Lot #81), the building falling within NYC LPC’s NoHo East Historic District and NYC’s Special Little Italy District; and
- ii. **Whereas**, the ground floor premises being roughly 3,600 sq. ft. (1,800 sq. ft. on the ground floor connected via an internal staircase to 1,800 sq. ft. in the cellar), the ground floor will have the game room which can accommodate up to eight (8) teams of four (4) for a total patron occupancy of 32 persons in the game room, one bar with six (6) seats, the cellar will have approximately 10 tables with 28 seats and one bar with 13 seats for a total seated occupancy of 41 persons in the cellar with a legal occupancy for the premises of 140 persons but the applicant stated with their attorney present and agreed to a stipulation that at no time will the combined occupancy between both floors be more than 80 persons inclusive of staff; there is one (1) entrance that serves as patron ingress and egress, two emergency exits and three (3) bathrooms, there is no outdoor seating; and
- iii. **Whereas**, the hours of operation will be 10 AM to 11 PM Sundays, 12 PM to 11 PM Mondays through Thursdays, 12 PM to 12 AM Fridays and 10 AM to 12 AM Saturdays with the latest ticketed event/patron entry being 9 PM Sundays through Thursdays and 10 PM Fridays and Saturdays; music outside of the Gaming Floor Area will be recorded quiet background music only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs,

live music, promoted events, no scheduled performances except the ticketed interactive game shows, no cover fees, no velvet ropes, and no movable barriers; no security personnel or doormen; there is no outdoor seating; and

- iv. **Whereas**, the Gaming Floor Area may have amplified sound but not amplified music above background levels, the use of a microphone will be by the game host only, at no time will the “contestants” / patrons be using a microphone, the glass door between the entry area/patron bar and the Gaming Floor Area will be 1" (one inch) thick, insulation will be made of 4" (four inch) acoustical panels, there will be no subwoofers anywhere within the licensed premises, all speakers will be spring isolated, and no sound will be audible in any residential apartment at any time; and
- v. **Whereas**, the Applicant’s attorney stating that the instant application being licensed as an adult recreational facility is unique and that while the cellar floor consists solely of a bar/lounge area it is an accessory use to the game show and will only be open to those who purchased tickets for the game show that arrive early or want to stay for a drink and bite following the game, at no time will the bar be open to anyone from the public who has not purchased a ticket nor will it operate under separate DBA from that of the ground floor game show, that under this license class the primary business has to be that of the ticket sales and not the sale of alcohol; the Applicants created the concept back in 2021 and have been operating on a trial basis, with a liquor license, on 37<sup>th</sup> Street, the lease for those premises expiring at the end of this year (2025); and
- vi. **Whereas**, a number of adjacent and nearby residents wrote letters and spoke in opposition to the application, the block being largely residential with ground floor retail, many of the residents being rent stabilized or loft law tenants who are not comfortable publicly voicing concerns about a liquor license application, the residents being a mix of seniors as well as many families with young children, the instant application being to license two floors that have never previously been licensed for the service of alcohol, residents citing that there are already three bars on the same side of the block adjacent to the premises proposed to be licensed (P G T Rest Corp dba Slainte, 304 Bowery, Lic ID #0370-24-101413; Griffs Global Corp Operator/Bowery Poetry Club Inc dba Duane Park BPC, 308 Bowery, Lic ID #0370-24-113478; 310 Bowery Group LLC dba 310 Bowery Bar, 310 Bowery, Lic ID #0370-23-133813) which already disrupt the quality of life for residents with lines, late night noise from bar patrons, persons pressing door buzzers at all hours of the night, trash strewn over the sidewalk, persons urinating and defecating in residential entrances; additionally, there are plans for a 12-story residential building with ground floor retail on the block at 294-298 Bowery which will further increase the residential nature of the block, existing residents commenting that adding another large licensed premises to the block is in conflict with the residential use; and
- vii. **Whereas**, there were concerns regarding lines and the proposed large legal occupancy of the premises of 140 persons, the cellar previously being used for storage only, residents also raising concerns regarding proper fire egress for any cellar use; the method of operation being a game show consisting of a team of four (4) players, each show can have up to eight (8)

teams for a maximum of 32 people per game, with each show lasting one (1) hour and the ability for a group to book to play the show privately, thus limiting the ground floor occupancy to those 32 persons playing the game and anyone waiting in the entry bar area for their ticketed time; the Applicant agreeing to limit the occupancy of the combined cellar and ground floors to 80 persons at any one time, inclusive of staff, affirming that anyone who arrives early for their ticketed time will be able to be accommodated in the entryway or the cellar bar/lounge area and that at no time would there be lines on the sidewalk; concerns were raised regarding adding another late night bar to the block, the method of operation not being one of a bar, the premises open to ticketed patrons only, the latest patron entry being 9 PM Sundays through Thursdays and 10 PM Fridays and Saturdays, the closing hours of 11 PM and 12 AM being earlier than, and not representative of, a late night bar or entertainment venue; regarding cellar fire egress, the Applicant responded that the rear yard of 302 Bowery has an easement for fire egress with 296 Elizabeth Street as stated in the Deed; and

**viii. Whereas,** the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of the On-Premises Tavern/Adult Recreational Facility Liquor License and those stipulations are as follows:

1. Premises will be advertised and operated exclusively as an adult recreational facility featuring Game Shows/Trivia.
2. 10 AM to 11 PM Sundays, 12 PM to 11 PM Mondays through Thursdays, 12 PM to 12 AM Fridays and 10 AM to 12 AM Saturdays with the latest ticketed event/patron entry being 9 PM Sundays through Thursdays and 10 PM 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. Access to the premises will be reservation based, for ticket holders only.
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. There will be no subwoofers at any location within the licensed premises.
7. Only the Gaming Floor Area [Exhibit A] may have amplified sound above background levels. Sound will not be audible in any residential apartments at any time. The use of a microphone will be by the game host only. At no time will the “contestants” / patrons be using a microphone.
8. Speakers will be spring isolated. Insulation will be made of 4" (four inch) acoustical panels and the glass doors between the Gaming Floor Area [Exhibit A] and the patron bar / entry area will be at least 1" (one inch) thick glass doors.
9. Will not have televisions outside of the Gaming Floor Area [Exhibit A].
10. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, so that there will be no lines on the sidewalk at any time. At no time will there be lines outside of the licensed premises.
11. Will close all doors and windows at all times, allowing only for patron ingress and egress.

12. Will advertise and operate the licensed premises under one DBA as a recreational facility featuring games shows/trivia. The lower level bar and food area will not be advertised independent of the recreational facility and will only be available to patrons who have purchased tickets and who are participating in the “Game of 1000 Boxes” game that day – either prior to or following their ticketed time slot.
  13. Will not install or have French doors, operable windows or open facades.
  14. Will not make changes to the existing façade except to change signage or awning.
  15. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates including an updated certificate of occupancy showing allowed use in the basement.
  16. Will not have an occupancy of more than 80 persons total between the first and cellar floors at any time, inclusive of staff, even if the legal occupancy of the premises is greater than 80 persons. [Exhibit B]
  17. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  18. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
  19. Will not have: dancing, DJs, live music, any event where cover fee is charged, scheduled performances excepted interactive game shows, velvet ropes or metal barricades, security personnel or doormen.
  20. 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.
  21. Will appear before CB2M for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
- 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 3 pending licenses within 750 ft. and 32 active licensed premises within 500 ft. according to LAMP; the unique aspects of the instant application, the Applicant’s closing hours and 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 CB2M recommends **denial** of the application for a On-Premises Tavern/Adult Recreational Facility Liquor License in the name **Hyper Interactive Games Inc 302 Bowery 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:** Passed, 38 Board Members in favor, 1 against (K. Berger).

- 9. Soho Grand Hotel Inc dba Soho Grand Hotel 310 W Broadway 10013 (OP–Hotel Restaurant Bar “Gilligans”) (Change in Method of Operation)**
- i. Whereas,** the Applicant, a 16 story Hotel (circa 1996), its VP and General Manager and its Attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application seeking to add background music to an adjacent 5,479 sq. ft. exterior side yard bar called “Gilligans,” the Hotel being located on West Broadway between Canal and Grand Streets in the Special SoHo-NoHo Mixed Use District (Block #227/Lot #28), the exterior yard located on the adjacent south side of the Hotel but also extending from West Broadway to Thompson Street and all the way to Canal via three adjacent vacant lots purchased by the Hotel to sidestep zoning regulations and to permit its significant outsized scale, bulk and height within this immediate area surrounding this Hotel in Soho; and
  - ii. Whereas,** when CB2M originally recommended to approve the Hotel’s existing license in May/1996, there was no application to serve alcohol to any exterior spaces or the above-referenced side yard, the application being for the interior premises of the Hotel only, and the resolution recommending approval did so on the pretext that “there is every indication that it will be a benefit to this community to have liquor available to the hotel’s guests on site, so that they need not go out[side] at night and add to problems caused by the over-proliferation of bars and restaurants in the immediate area of the hotel”; and
  - iii. Whereas,** the Hotel has for years been licensed and provided the privilege of serving alcohol to its guests on this existing pretext within the interior premises on various floors until 4 AM, with DJs, promoted events, private parties and with live entertainment music therein, that license never including the service of alcohol to any outdoor areas ancillary to the interior premises; and
  - iv. Whereas,** despite not being granted any permit to operate an eating and drinking establishment in the exterior side yard, and despite not having been issued an alteration On-Premises liquor license from the NYS Liquor Authority to serve alcohol to patrons in the exterior side yard, the Hotel nonetheless, and for many years, improperly and illegally operated and advertised the entire 5,479 sq. ft. adjacent outdoor side yard area as a full service bar known as “Gilligans,” and before that operated another bar known as “The Yard” with one stand up bar and additional service bars, with entertainment level music, DJs and large late night parties causing noise and negatively impacting the area and its adjacent residential neighbors for many years; and
  - v. Whereas,** the Hotel previously appeared before CB2M on two separate occasions in April/2014 and then again in May/2014 with an application seeking to rectify their illegal and unlicensed operations, albeit retroactively, and to serve alcohol in the exterior south side yard/lot space adjacent to the Hotel, but the Hotel was never able to produce any documentation or demonstrate, in any coherent manner, that its proposed use of the outdoor side yard was legal and permitted for eating and drinking, the Hotel’s Special Permit

originally issued to the Hotel in 1997 limiting retail eating and drinking to within the building on the second floor and did not extend to the exterior portions of the Hotel premises; and

- vi. **Whereas**, in light of the prior history of unlicensed and illegal service of alcohol in the outdoor yard area known as “Gilligans,” because the Hotel was unable to produce any permits to use the side yard for eating and drinking, and because neighbors with bedroom windows adjoining the yard appeared in opposition to the continued use of the side yard as a bar, citing years of abuse and distrust of the Hotel’s management team who refused to heed their requests to control the late night noise coming from the Hotel’s operations, CB2 unanimously recommended denial of the alteration application in 2014; and
- vii. **Whereas**, the Hotel filed an “alteration 1” application to the NYC Dept. of Buildings, the type 1 alteration being an application to change the use, occupancy or egress of the premises, in February/2014 to “convert existing accessory open space of Hotel to accessory eating and drinking area”, but that application was thereafter disapproved by the NYC Dept. of Buildings in January/2015 (NYC BIS Job No. 121912396); and
- viii. **Whereas**, residents living in the buildings directly adjacent to the exterior yard on the southeastern side of the Hotel have consistently appeared in regard to the Hotel’s outdoor operations and use of the side yard, citing a past marred for many years by music, large crowds, DJs when all the time they were unaware that the Hotel’s prior use and operation of the exterior side yard was unlicensed and without permits despite their countless complaints directly to the Hotel’s management, the Hotel’s management also failed to prohibit use by patrons to smoke, congregate and drink on an exterior covered landing until 2 AM approximately 10 feet from residents bedroom windows; and
- ix. **Whereas**, the Hotel’s CB2 questionnaire and the statements/admissions from the Manager of the hotel to the CB2 SLA Committee in 2014 conceded that the Hotel had been operating, albeit unlicensed and without a special permit or certificate of occupancy for this purpose and use, the exterior side yard as a full service bar late into the night from 6 PM to 12 AM Sunday through Wednesday and from 6 PM to 2 AM Thursday through Saturday, and where there was live DJ entertainment and amplified music, promoted events, scheduled performances, private parties, events where a cover fee was charged and outside promoters that were used; and
- x. **Whereas**, in response to these resident concerns and realizing the import of utilizing the exterior side yard, the Hotel appeared yet again before CB2 in [May/2015](#) seeking a compromise and to execute a stipulation agreement with CB2 that was acceptable and the only manner in which it could establish a potential public interest for the service of alcohol in the side yard, the side yard outdoor space to the Hotel never having been previously licensed for the service of alcohol and thus subject to the 500 ft. rule requiring a public interest be established as to the Hotel’s use and occupancy of the exterior side yard; and
- xi. **Whereas**, to reach that compromise the Hotel and its counsel agreed upon certain stipulations which were as follows (*bold/cap emphasis added*):

1. The Hotel will not permit staff or patrons to enter or exit the exterior doors located in the Club Room leading to a covered second floor landing and covered staircase on the south side of the Hotel except for emergency egress and will not permit patrons on the exterior landing itself.
  2. The Hotel presented an amended diagram (Exhibit “A”) for the use of the side yard that designated the location of all tables, one service station and one stand-up only bar, the stand-up bar being located on the far western side of the yard to ameliorate noise impacts on neighbors located on the eastern side of the yard, there would be 19 tables with 4 seats, an additional 9 tables with 2 seats and 10 seats at the stand-up bar, for a total of 104 seats.
  3. There would only be table service of alcohol to patrons who are seated at a table or seated at the bar to prevent crowds of patrons from congregating in one location and there will only be food service from the interior Hotel to the outdoor tables located in the side yard.
  4. **There would NEVER be any music played or speakers installed outside and no music emanating from the Hotel to the outside yard area at any time.**
  5. There would be no service of alcohol on the eastern side of the yard as designated in the Hotel’s amended diagram (annexed to stipulation agreement with the Hotel) from the entrance gate on West Broadway up and until the Host Station and the Hotel would maintain and not remove the cover over the eastern side of the yard.
  6. The exterior gate and entrance/exit on West Broadway would not be open until Noon on Sundays and would be closed every night at 10 PM sharp, the side yard would close Sunday through Thursday at 10 PM sharp and the side yard would close on Fridays and Saturday nights at 11 PM sharp, all business would cease, no loitering, no smoking, there would be no patrons or staff remaining after closing and the lights would be turned off.
  7. There would be two bathrooms installed on the interior ground floor level to accommodate all patrons to the side yard.
  8. The Hotel would not use or operate the side yard in any manner as an eating and drinking establishment until it had obtained the proper certificate of occupancy from NYC Department of Buildings which specifically demonstrates its proposed use is legal and permitted in the side yard.
  9. There would be no other outdoor uses permitted at or about the Hotel other than what has been described in CB2M’s two-page stipulation agreement with CB2M and the Hotel’s amended diagram attached to the stipulation agreement as Exhibit “A”.
- xii. Whereas,** despite the years of unlicensed and illegal activities in that side yard causing a significant and harmful impact on those living immediately adjacent to the side yard, and despite their being a compromise in place to permit exterior uses within the large side yard allowing the Hotel to serve alcohol to its patrons in the side yard and to co-exist with its residential neighbors—neighbors in tenement buildings who resided there before the Hotel was built—the Hotel now seeks in this application to add background music in the exterior side yard; and
- xiii. Whereas,** the Hotel’s residential neighbors with adjoining bedroom windows within 10 feet of the yard appeared in opposition to the addition of any music in the exterior yard, providing an abbreviated history of impactful and illegal late night and daytime Hotel uses of the side

yard (including DJs, loud music loud enough to be heard a block away and concerts with no remediation by the Hotel despite years and years and years of complaints directly to the Hotel Management requesting that they be a good and reasonable neighbor, there being families with young children affected by the noise, the adjoining residents never being able to open their windows, the noise and music coming through ventilation pipes in their apartments, hearing patrons in the side yard drinking all day long on the weekends and at night right up to the time when they go to bed, there never being a break in noise from the time they come home to the time they go to bed, weekdays and weekends) prior to being licensed to serve alcohol in the side yard and agreeing to the existing stipulations agreement, the existing stipulations in place, including reasonable time restrictions and the lack of any exterior music, being the only relief from their previous anxiety allowing that they will be able to go to sleep by a reasonable time every evening, the stipulations in place being not perfect and not something the residents were happy with but providing a compromise allowing them to move on with their lives and not be forced to move; and

- xiv. **Whereas**, significant efforts were previously made to reach a compromise in this matter so that the Hotel could use the side yard for eating and drinking despite the closeness and significant impacts on those uses and occupancy on the existing residential neighbors, it being important to maintaining a solution that ensures residents an opportunity to find rest and live comfortably in their own homes in neighborhoods highly saturated with liquor license; and
- xv. **Whereas**, the Applicant returned in [November/2020](#) to extend the hours of operation in this exterior side yard known as “Gilligans” at which time CB2M unanimously voted to recommend denial of the application for all of the reasons outlined here; and
- xvi. **Whereas**, CB2M feels strongly that the existing compromise must be maintained in this particular matter and that any addition of music in the exterior side yard is just another incremental expansion of the licensed premises and a detriment to adjacent residents who suffered for years with the illegal operations of the Hotel, and that the burden of public interest was established in large part due to the lack of any music outside at the time **or in the future**, that clearly consideration was given at the time that the Applicant might want music on the exterior in the future, that meeting the public interest standard included that the method of operation was and remained without music, and that this application undermines the public interest standard that was established at the issuance of the license; and

**THEREFORE BE IT RESOLVED** that CB2M recommends denial for **Soho Grand Hotel Inc dba Soho Grand Hotel 310 W Broadway 10013** on its application seeking Change in Method of Operation to its existing On Premise Hotel Liquor License to add music to its outdoor south side yard dba “Gilligans”; 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, 39 Board Members in favor.

**10. Mansions of Glory Hospitality LLC dba Beyond the Pale NYC 53 Spring St 10012 (OP–Tavern) (Change in Method of Operation)**

- 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 for a Change in Method of Operation to their On-Premises Tavern liquor license for an upscale bar/tavern with a full kitchen in the ground floor and basement of a four (4)-story, mixed-use building (ca. 1900) on Spring Street between Mulberry and Lafayette Streets (Block #495/Lot #43), the building falling within the designated Special Little Italy District; and
  
- ii. Whereas**, the change in method of operation sought is to extend the closing hours from 12 AM to 1 AM on Tuesdays, from 1 AM to 2 AM on Wednesdays, from 1 AM to 4 AM on Thursdays and from 2 AM to 4 AM on Fridays and Saturdays; music will remain quiet recorded background only; there are no DJ’s, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; there is no sidewalk or roadway café or other outdoor seating; and
  
- iii. Whereas**, the Applicant originally appeared in [July/2022](#) for their On-Premises liquor license, at which time they were seeking closing hours of 2 AM and 4 AM but worked with the community in order to meet the public interest standard, agreeing to closing hours not later than 2 AM, the prior operators at the premises (Spring Rest Corp LLC dba Gatsby’s, Lic ID #0340-18-103369) having had an extensive history of 311 complaints including operating with DJs, loud music and loud and rowdy customers congregating outside of the licensed premises until all hours; CB2M being unaware of any complaints regarding the licensed premises since the Applicant opened, with both residents of the building and adjacent residents writing in support of the application, the Applicant again working with residents of the building and agreeing to reduce the 4 AM closing to 3 AM and ensuring residents that there would be no change in the levels of the sound limiter as previously set; CB2M receiving two letters in opposition based on the requested late hours in general and activities at other bars in the surrounding area with no specific objections or complaints related to the operations at the Applicant’s licensed premises; and
  
- iv. Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M which will be incorporated into the “method of operation” of their liquor license, with those stipulations as follows:
  - 1. The Applicant will operate a restaurant and high end bar/tavern but will have a full food menu with the kitchen open and full menu items available until closing every night.
  - 2. The hours of operation will be Sundays and Mondays from 12 PM to 12 AM, Tuesdays from 12 PM to 1 AM, Wednesdays from 12 PM to 2 AM and Thursdays through Saturdays from 12 PM to 3 AM.

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 have televisions.
5. Will not operate a backyard garden or any outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
6. Will play recorded background music at conversational levels only and will maintain sound limiter to a maximum reading of 90 dBC Slow 3 feet from the speaker and follow all other recommendations made by Acoustilog in 2022 to ensure music is at background levels only and that no music is audible in any adjacent residences at any time. There will be no subwoofers. Speakers will remain small and there will no speakers placed on or adjacent to the ceiling.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will ensure that the HVAC system is in compliance with all NYC Mechanical Codes and work with the community to resolve any issues should they arise.
9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
10. Will have security Thursday through Saturday and other times as needed.
11. Will not install or have French doors, operable windows or open facades.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will ensure doorway to building lobby is an alarmed door used only as an emergency form of egress.
14. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits & 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 alcohol by the bottle, except for beer and wine products.
17. 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.
18. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.

**THEREFORE BE IT RESOLVED** that CB2M recommends **denial** of the application for a Change in Method of Operation to the On-Premises Liquor License for **Mansions of Glory Hospitality LLC dba Beyond the Pale NYC 53 Spring St 10012**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “method of operation” of the NYSLA Liquor License.

**Vote:** Unanimous, 39 Board Members in favor.

**11. 490 LaGuardia LLC 490-494 LaGuardia Pl. 10012 (OP–Restaurant) (Transfer)**

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application to the NYS Liquor

Authority for an On-Premises Restaurant Liquor License to operate a full-service neighborhood French restaurant on the ground floor of a four (4)-story mixed-use building (ca. 1870) on LaGuardia Place between East Houston and Bleecker Streets (Block #525/Lot #56), the building falling within NYC LPC's South Village Historic District; and

- ii. **Whereas**, the ground floor premises is approximately 2,895 sq. ft., with 1,440 sq. ft. on the ground floor and 1,455 sq. ft. in the cellar, the cellar being accessed via an interior stairway used for kitchen prep and storage with no patron use; there will be 22 tables and 47 seats and one (1) bar with 17 seats for a total seated interior occupancy of 64 persons and a legal occupancy of 72 persons, there is one (1) entry serving as patron ingress and egress, one (1) emergency exit and two (2) patron bathrooms; there being existing French doors running the majority of the length of the storefront on LaGuardia Place; there will be sidewalk seating consisting of not more than 20 tables and 40 seats and roadbed seating of not more than 10 tables and 20 seats for a total of 60 seats on the exterior and a combined seating between the exterior and interior of 124 patron seats; and
- iii. **Whereas**, the Applicant's hours of operation will be 12 PM to 1 AM Sundays through Saturdays (7 days a week); all exterior seating (sidewalk and roadway café) will end not later than 10 PM nightly; all doors and windows will close by 10 PM; music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ's or live music, no dancing, no promoted events, scheduled performances or cover fees and no security personnel or doormen; and
- iv. **Whereas**, the premises to be licensed has been licensed with an On-Premises Tavern Liquor License from 2018 to the present under Low Overrun LLC dba Morgenstern's Finest Ice Cream (Lic ID #0370-24-127170, exp 9/30/2026) with CB2M unanimously recommending denial of the application in [April/2018](#), at the time requesting the application be calendared to appear before the Members of the NYS Liquor Authority, the ALJ who conducted the 500 ft hearing also recommending that the matter be placed before the Members for Determination, the item never calendared for appearance before the Members of the Authority for determination and the license issued despite CB2M's denial recommendation, the ALJ's recommendation and without providing CB2M an opportunity to further speak to the liquor license application which is the general practice of the Authority, that application combining two storefronts, the first (south storefront) previously operated since at least 2005 as "Silver Spurs" (Andikiana Corp dba Silver Spurs, Lic ID #0340-17-105780), a neighborhood restaurant serving breakfast, lunch and dinner and closing at 11 PM during the week and 12 AM on the weekends; the second storefront (north storefront) being operated as Molcajete Taqueria, a previously unlicensed small takeout restaurant, the two storefronts being located on either side of the residential entrance and hallway to the building; and
- v. **Whereas**, the instant application being an asset purchase with the proposed method of operation returning the premises to being that of a full-service restaurant, albeit with an expanded footprint from that of Silver Spurs both on the interior and exterior of the premises and with later operating hours; and

- vi. Whereas,** the Applicant’s application as submitted to CB2M had closing hours of 2 AM, 7 days per week and had outdoor seating consisting of 98 seats on the exterior between the proposed sidewalk and roadway cafés consisting of seating both on LaGuardia Place and East Houston Street, the interior seating being 64 seats which is roughly what had been there previously, for a proposed overall seating of 162 persons; the prior exterior sidewalk café seating being for 32 seats on LaGuardia Place only, with CB2 receiving complaints over the years of congestion on the heavily-trafficked sidewalk due to the extensive sidewalk seating, the instant application seeking to essentially triple the size of the exterior seating; and
- vii. Whereas,** CB2 raised concerns regarding both the proposed hours and the extensive exterior sidewalk seating noting that the previous sidewalk seating at the premises caused congestion to that sidewalk and that the proposed exterior seating tripled what had previously existed, additionally there is a large residential building directly across the street with a mix of residents ranging from senior citizens to young children, the Applicant having other popular licensed establishments in CB2, the instant application being that of a destination restaurant and bringing with it all the quality of life issues for residents that coincide with a destination restaurant including congested sidewalks due to patrons waiting in lines for seating, loud groups of patrons in particular due to the extensive exterior seating as well as traffic congestion due to for-hire vehicles; and
- viii. Whereas,** the Applicant, hearing those concerns, agreeing to reduce the closing hours to 1 AM, 7 days a week and reduce the exterior seating to 60 seats in total, that number being almost double what had previously existed and caused issues in the past while also being significantly reduced from their initial proposal, with all exterior seating by 10 PM nightly; and
- ix. 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 liquor license, with those stipulations being as follows:
1. Will operate a full-service French neighborhood restaurant with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be from be from 12 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. 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 20 tables and 40 seats and a roadway café of not more than 10 tables and 20 seats. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk and/or roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.

5. Sidewalk and roadway café will close no later than 10 PM. All tables and chairs will be secured at this hour. There will be no host stands, bus or service stations on the sidewalk or in the roadbed. No exterior music, speakers or TVs.
  6. There will be no sidewalk or roadbed seating on West Houston Street
  7. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
  8. Will not have televisions.
  9. Will not have more than six (6) private parties per year.
  10. 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.
  11. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
  12. Will operate the entirety of the restaurant, including the northern-most dining area, under the same DBA and following the same method of operation, that being of a neighborhood French restaurant.
  13. Will not have patron occupancy/service to any portion of the basement of licensed premises.
  14. Will not make changes to the existing façade except to change signage or awning.
  15. Will reach out to BAMRA, the local block association, in the immediate future to apprise them of the application and share contact information.
  16. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  17. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  18. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
  19. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
  20. 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.
  21. Will appear before CB2M prior to submitting changes to any stipulation agreed to herein.
  22. Will appear before CB2M for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- x. **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 **40 active licensed premises** and 5 pending licenses within 750 ft. according to LAMP, the agreed upon stipulations being reasonable, the premises having been previously licensed with a similar method of operation, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

**THEREFORE BE IT RESOLVED** that CB2M recommends **denial** of the application for an On-Premises Restaurant Liquor License for **490 LaGuardia LLC 490-494 LaGuardia Pl. 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, 39 Board Members in favor.

**12. Dimur Enterprises Inc dba Madame X 94 W Houston St 10012 (Corporate Change) (OP–Bar/Tavern, Lic ID #0370-24-136993)**

- i. Whereas**, the Applicant submitted notice to Community Board 2, Manhattan (CB2M) of their intent to file an application for a Corporate Change to their existing On-Premises Liquor License (Lic. ID #0370-24-136993) to remove a shareholder and become the sole 100% shareholder with the intent to continue to operate in a basement-level and above ground level storefront located within a three (3)-story mixed-use building on West Houston Street between LaGuardia Place and Thompson Street; the building falling within NYC LPC’s designated South Village Historic District; and
- ii. Whereas**, the Applicant has been the majority shareholder for the past 35 years, the minority shareholder selling her minority interest to the Applicant, and
- iii. Whereas**, the Applicant was originally calendared to appear before CB2M in November/2025, having realized following that month’s meeting that they were calendared to appear and requesting to layover their application to this month so that they could appear before CB2M, the Applicant and premises being long established at the premises in CB2M, the Applicant appearing to both explain the corporate change and to introduce the new managers she has brought to the establishment as she looks to step back from day to day operations in the near future; and
- iv. Whereas**, CB2M received letters both prior to last month’s scheduled SLA Committee meeting and going back a number of years from nearby residents regarding complaints of loud, late-night parties with DJs in the rear yard and operating outside later than the permitted hours, all of which cause a late night disturbance to the residents of the building and the surrounding buildings, a resident of the building appeared hoping to get some resolution for the late night noise, stating that there is often more than 20 people in the rear yard, their original application for the rear yard listing 20 persons as the capacity with closing hours of midnight and 1 AM for the rear yard back in 2001, with no staff emptying the rear yard of patrons at those hours, the noise continuing into the early morning hours; and
- v. Whereas**, the Applicant agreeing to ensure staff knows to direct patrons out of the rear yard area after 12 and 1 AM and that there would be no speakers or music out in the rear yard and to provide cell phone contact information so that someone on-site is able to be reached at any time; and

- vi. **Whereas**, the Applicant has been in operation at the location for over 25 years, with the Corporate Change being that the majority owner will become the sole owner of the establishment; and

**THEREFORE BE IT RESOLVED** that CB2M recommends **approval** of the application for a Corporate Change application to the On-Premises Tavern Liquor License for **Dimur Enterprises Inc dba Madame X 94 W Houston St 10012**, provided the statements the Applicant has presented are accurate and complete.

**Vote:** Unanimous, 39 Board Members in favor.

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

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

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

**THEREFORE, BE IT RESOLVED** that 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, 39 Board Members in favor.

**14. Marlow Table LLC 334 Bowery 10012 (OP–Restaurant)**

**Whereas**, following this month’s Community Board 2, Manhattan’s (CB2M) SLA #1 Licensing Committee Meeting on December 2, 2025, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to 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 **Marlow Table LLC 334 Bowery 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, 39 Board Members in favor.

**15. 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 (CB2M) SLA #1 Licensing Committee Meeting on December 2, 2025, the Applicant requested **to lay over** this application to January/2025 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that 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, 39 Board Members in favor.

**16. Super Duo LLC 218 Bowery 10012 (OP-Restaurant)**

**Whereas**, prior to this month's Community Board 2, Manhattan's (CB2M) SLA #1 Licensing Committee Meeting on December 2, 2025, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to 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 **Super Duo LLC 218 Bowery 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, 39 Board Members in favor.

**17. Ronnie's Scott's Jazz Club LLC 250 Mercer St 10012 (OP–Restaurant) (previously unlicensed)**

**Whereas**, prior to this month's Community Board 2, Manhattan's (CB2M) SLA #1 Licensing Committee Meeting on December 2, 2025, the Applicant requested **to lay over** this application to January/2025 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that 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 **Ronnie's Scott's Jazz Club LLC 250 Mercer 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, 39 Board Members in favor.

**18. Sweet Hospitality Group LLC 432-434 Lafayette St 10003 (OP–Legitimate Theater) (previously unlicensed)**

**Whereas**, the Applicant submitted notice to Community Board 2, Manhattan (CB2M) of their intent to file an application with the NYSLA for an On-Premises–Legitimate Theater Liquor License that includes the adjacent courtyard; and

**Whereas**, the Applicant appeared to re-present the application that was presented in November/2025, that initial application having included seating in an exterior courtyard which the Applicant removed from the application in November/2025, the instant application being a renotification of the application to again include the exterior courtyard with the liquor license application, the Applicant still unable to show that the use of the courtyard is permitted for eating and drinking and again failing to do outreach to those living outside of 432–434 Lafayette Street whose residences and residential windows open directly out to the courtyard proposed to be licensed, the Applicant requesting **to withdraw** this application from further consideration during CB2M's SLA Licensing Committee meeting, 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 **Sweet Hospitality Group LLC 432-434 Lafayette St 10003** until the Applicant has presented their application in front of CB2M's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2M 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, 39 Board Members in favor.

## NEW BUSINESS

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

- i. **Whereas**, the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's (CB2M) SLA Committee #1 in [November/2025](#) to present an application to the NYS Liquor Authority for an On-Premises Legitimate Theatre License to operate as a concessionaire for The Astor Place Theatre in the first floor, basement and cellar of two adjoining buildings located on Lafayette Street between Astor Place and East 4<sup>th</sup> Street, the first being 434 Lafayette (Block #545/Lot #37) which is a 5-story mixed-use building (ca. 1833) and the second being 432 Lafayette Street (Block #545/Lot #38) which is a 3.5 story mixed-use building (ca. 1833), the buildings falling within NYC LPC's designated NoHo Historic District and the Special SoHo-NoHo Mixed Use District; and
- ii. **Whereas**, the resolution, which CB2M unanimously recommended approval of in November/2025, mis-stated the license class as WBC–Legitimate Theatre instead of OP–Legitimate Theatre though the item was correctly listed on the November/2025 SLA Licensing Committee meeting agenda as On-Premises–Legitimate Theatre and evaluated as such, this resolution is to correct the license class; and
- iii. **Whereas**, the premises is roughly 13,939 sq. ft., the cellar being approximately 6,490 sq. ft. and being used for office, dressing rooms, food prep with no patron use, the basement being approximately 4,674 sq. ft. where the lobby, theatre, bar and patron bathrooms are located and the first floor being 2,775 sq. ft. and being used as balcony seating and office area, the three floors being connected by an interior staircase; six (6) tables and ten (10) seats in the lobby area and approximately 280 seats in the theatre; there is one (1) doorway serving and patron ingress and egress, three (3) emergency exits and five (5) bathrooms; the storefront infill being fixed with no operable doors or windows that open out to the sidewalk; there is no outdoor seating included with this application; and
- iv. **Whereas**, the hours of operation will be 11 AM to 12 AM Sundays through Saturdays (7 days a week), music will be recorded background music only aside from theatrical performances, there will be one (1) TV operating in "closed caption" mode only (no sound), there will be no dancing, DJs, no promoted events, no velvet ropes or metal barricades; patrons will be permitted to bring food and drinks to their seats; and

- v. **Whereas**, the premises is previously unlicensed and has operated as The Astor Place Theatre since 1968; and
- vi. **Whereas**, the instant application originally included the use of the first floor courtyard associated with 432 Lafayette Street, there being no evidence that the courtyard is legally allowed to be used for eating and drinking raising serious life safety concerns, additionally the courtyard is surrounded by residential units with windows facing into the courtyard, the Applicant having done no outreach to any of those residents; the Applicant removing the courtyard area from the instant application stating they will return for it if they are able to obtain the proper permits; and
- vii. **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 incorporated into the “method of operation” of their liquor license, with those stipulations being as follows:
  - 1. Applicant will operate as the concessionaire for The Astor Place Theatre with less than a full service kitchen but will serve food during all hours of operation.
  - 2. The hours of operation will be 11 AM to 12 AM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
  - 3. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  - 4. Will not operate a backyard garden, courtyard or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
  - 5. Will play recorded background music at conversational levels aside from activities that are part of a theatrical performance.
  - 6. Will have no more than one (1) television no larger than 65". There will be no projectors and TV will operate in “closed caption” mode only without sound.
  - 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  - 8. Will not have patron occupancy/service to any portion of the cellar of licensed premises (the theatre is in the basement).
  - 9. Will not install or have French doors, operable windows or open facades.
  - 10. Will not make changes to the existing façade, there are no changes to signage or awning.
  - 11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  - 12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
  - 13. Will not have dancing, DJs or live music aside from as part of a theatrical performance.
  - 14. Will not have any of the following: promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
  - 15. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
  - 16. Will appear before CB2M prior to submitting any 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 **26 active licensed premises** within 750 ft. and 2 pending licenses according to LAMP, the Applicant having removed the outdoor courtyard from the instant application thereby eliminating the significant public interest concerns regarding the impacts to the surrounding residents of up to 70 persons intermittently eating and drinking in the unenclosed, exterior courtyard between the hours of 11 AM to 12 AM daily, those residents having bedroom and kitchen windows adjacent to and above the courtyard, the license being for the interior theatre premises only, 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 Theatre Wine application for **Sweet Hospitality Group, LLC 432-434 Lafayette St 10003** **unless** the statements of the applicant as presented to CB2M are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “method of operation” of the NYSLA liquor license.

**Vote:** Unanimous, 39 Board Members in favor.

## SLA 2 LICENSING

- 1. Mavik Enterprises Inc dba Hudson Plate 427 Gansevoort 10014 (Gansevoort Peninsula)** (WBC–Tavern) *(previously unlicensed)*
  - i. Whereas**, the Applicant and the Property Manager with the Hudson River Park Trust appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application for a Tavern Wine license to operate an outdoor waterfront eatery in the public Hudson River Park at the eastern edge of Gansevoort Peninsula , just to the north of the western end of the Gansevoort Street crossing (Block #651/Lot #1); and
  - ii. Whereas**, the 770 sq. ft. outdoor premises (300 sq. ft. devoted to outdoor dining) is a newly constructed (ca. 2024) stand alone, enclosed food concession kiosk which opened without the service of alcohol in September/2025; and
  - iii. Whereas**, the premises will operate as a food kiosk serving American comfort food for breakfast, lunch and dinner with eight (8) tables and 24 seats and one (1) point of sale counter for an overall number of 24 seats, there will be one (1) entrances serving as patron ingress and egress, the licensed area will be effectively defined for patrons to separate the eating and drinking area from the public park, there is no interior seating area, there are public bathrooms located adjacent to the licensed area, there will be no music or other amplified sound at any time, no TVs; the liquor license is for year-round service, as opposed to a seasonal license which limits the number of months of operation, but the kiosk will close

operations during the winter months; there will be no upgrade to a full liquor license at any time in the future; and

- iv. **Whereas**, the applicant's hours of operation will be Sundays through Saturdays from 10 AM to 8 PM 7 days a week (all patrons will be cleared and no patrons will remain after stated closing times); and
- v. **Whereas**, as for the concern of persons taking alcohol outside of the demarcated area, there will be no service of alcohol in "to-go" or pre-packaged containers, the Applicant will post signage stating that there is no alcohol consumption beyond the demarcated area and will monitor; and
- vi. **Whereas**, the Hudson River Park Trust appeared in support of the application, the Applicant having also entered into a licensing agreement with the Hudson River Park Trust whereby the operator agreed that there would be no music at any time, no upgrade to full liquor at any future time, and that the service of alcoholic beverages was only to patrons seating in the kiosk area with no service of drinks "to-go"; and
- vii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the "method of operation" of their tavern wine license and the stipulations are as follows:
  - 1. Premises will be advertised and operated as food kiosk with exterior seating with the kitchen open and full menu items available until closing every night.
  - 2. The hours of operation will be 10 AM to 8 PM Sundays through Saturdays (7 days per week). No patrons will remain after stated closing time.
  - 3. The premise will not operate as a Sports Bar, Lounge or Tavern or allow any portion of premises to be operated in that manner.
  - 4. Seating will be located in the exterior designated area in front of the food kiosk. There is no interior seating.
  - 5. Will not have any music or other amplified sound at any time.
  - 6. Will not have televisions.
  - 7. All consumption of alcohol will occur in the designated seating area of the food kiosk.
  - 8. There will be no service of drinks "to-go" or service of alcohol in pre-packaged containers.
  - 9. Will not upgrade to full liquor service at any time in the future.
  - 10. No pitchers of beer.
  - 11. 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.
  - 12. 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.
  - 13. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

**viii. Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **8 active licensed premises** within 750 feet of the proposed premises to be licensed and 1 pending licenses according to LAMP, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the Tavern Wine application for **Mavik Enterprises Inc dba Hudson Plate 427 Gansevoort 10014 (Gansevoort Peninsula)** **unless** the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “method of operation” of the NYSLA liquor license.

**Vote:** Unanimous, 39 Board Members in favor.

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

- i. Whereas**, the Applicant and Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate a full-service Neapolitan-style pizzeria in the ground floor of a 2-story mixed-use building (ca. 1830) on Jane Street between West 4<sup>th</sup> Street and Greenwich Avenue (Block #615/Lot #62), the building falling within NYC LPC’s Greenwich village Historic District; and
- ii. Whereas**, the ground floor premises is roughly 1,340 sq. ft.; there will be 11 tables with 24 seats, one (1) bar with six (6) seats for a total seated occupancy of 30 persons, there is one (1) entry which will serve as patron ingress and egress and one (1) bathroom; the interior storefront infill being fixed with no operable doors or windows that open out to the sidewalk, there is an operable solid wood garage door on the exterior which is operable; there is no sidewalk or roadbed seating included with this application or planned for the future; and
- iii. Whereas**, the hours of operation will be 5 PM to 12 AM Sundays through Saturdays with the last reservation at 10 PM, the method of operation to be open for reservation-only dinner service three to four nights/week, primarily from Thursdays through Sundays, in addition to private parties of which there will be not more than two per month, there may be times when dinner service is a special ticketed-event such as a wine pairing, music will be recorded background music only, there will be no TVs, there will be no dancing, DJs, no promoted events, no live music, no sidewalk café or other outdoor areas for the service of alcohol; and
- iv. Whereas**, the premises is a previously unlicensed storefront and had operated from 2010 to 2022 as a Pierre Hardy shoe store, following that the premises was the location of a pop-up coffee bar which hosted live music events that caused some quality of life issues for nearby residents; and

- v. **Whereas**, the local block association (Jane Street Block Association) submitted written testimony and came to speak in opposition to the licensing of the premises as well as other adjacent and nearby residents who were also in opposition to the licensing of the premises, this block being almost entirely residential including the ground floors of the buildings with little ground floor retail as opposed to other residential areas in CB2 that have a majority of ground floor premises occupied by previously non-conforming retail uses with upper floors being residential, the premises proposed to be licensed being located on the western side of the block, the other licensed premises on the block are 68 Perry St Corp dba Corner Bistro (Lic ID #0370-23-129908) which has been open since 1961 at the southeast corner of West 4<sup>th</sup> and Jane Streets and Saint Sabino LLC dba San Sabino (Lic ID #034-24-103315) at the opposite end of the long block (approximately 450 ft.) at the southwest corner of Jane Street and Greenwich Avenue, the other ground floor retail on the block being P.E. Guerin (23 Jane Street), a metal foundry that has been at the location since 1892 and Eva Joan (28 Jane Street), a clothing repair shop which opened in 2021, prior to that 28 Jane Street operated without a liquor license as a local coffee shop, the remaining ground floor premises on the block being for residential use; and
- vi. **Whereas**, local residents in opposition to the instant application cited concerns about the Applicants method of operation at their current location at 175 Orchard Street which is also open only about three days per week but constantly has lines of patrons congesting the sidewalk waiting for a walk-in seat, Orchard Street being vastly different from the narrow, quiet residential block of Jane Street, residents also concerned about for-hire vehicles blocking traffic on their street, Jane Street consisting of one traffic lane only, any for-hire vehicle stopping to drop off or pick up passengers will block the street and disrupt the quality of life for residents due to the constant honking of cars trying to get past waiting for-hire vehicles; the Applicants method of operation not being one that services the local community in general but instead adds a “destination” restaurant to this quiet residential block which has the potential to transform the nature of this residential block; there were two residents that spoke in favor of the application citing the Applicants adjustment to the instant application in an effort to address the community concerns, those changes being to operate the premises on a reservation-only basis with no walk-ins at any time in an effort to eliminate the potential for lines outside, to reduce the interior seating from 38 seats to 30, allowing for a larger area should customers need to wait for their table, and to direct all for-hire vehicles to either 8<sup>th</sup> Avenue or Greenwich Avenue for pick-ups and drop-offs; 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 incorporated into the “method of operation” of their liquor license, with those stipulations being as follows:
1. Premises will be advertised and operated as a full-service Neapolitan-style pizzeria with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be 5 PM to 12 AM Sundays through Saturdays (7 days a week) with the last reservation at 10 PM. No patrons will remain after stated closing time.

3. Will operate not more than four nights/week, typically from Thursdays through Sundays, exclusive of any private parties.
4. There may be ticketed events which would replace a regular night of operations.
5. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
6. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating now or in the future.
7. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences or within 15 feet of the licensed premises at any time.
8. Will operate on a reservation-only basis. There will be no tables or bar seats for walk-ins.
9. Will have no more than two private parties per month.
10. Will ensure there are no lines outside at any time.
11. 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.
12. Will not have televisions.
13. Will not install neon signage.
14. Will close all doors and windows at all times, allowing only for patron ingress and egress.
15. Will direct all for-hire vehicles to 8<sup>th</sup> Avenue and/or Greenwich Avenue for drop offs and pick ups.
16. Will ensure the premises is sufficiently soundproofed, including the glass front façade behind the garage door, to prevent noise from escaping to the exterior of the premises.
17. Will not install or have French doors, operable windows or open facades (exclusive of the existing exterior garage door).
18. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
19. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
20. 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.
21. Will not have unlimited drink or unlimited food and drink specials. No pitchers of beer.
22. 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.
23. 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.
24. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

**viii. Whereas**, there already are a number of licensed establishments in the immediate area, there being **63 active licensed premises** and 4 pending licenses within 750 feet of the proposed premises to be licensed according to LAMP, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the Restaurant Wine application for **C & A Mangieri Enterprises LLC 30 Jane St 10014** **unless** the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “method of operation” of the NYSLA liquor license.

**Vote:** Unanimous, 39 Board Members in favor.

- 3. Wild Son & Co. Inc dba Urban Backyard 161 Ave of the Americas 10013** (WBC–Tavern)  
*(previously unlicensed)*
  - i. Whereas,** the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for a Tavern Wine License to operate a community-focused café serving natural wines located in the ground floor of a 13-story commercial building (ca. 1926) on Avenue of the Americas aka 6<sup>th</sup> Avenue between Van Dam and Spring Streets (Block #505/Lot #36), the building falling within NYC’s Special Hudson Square District; and
  - ii. Whereas,** the ground floor premises is roughly 1,134 sq. ft.; there will be six (6) tables with 12 seats, one bench with two (2) seats and one counter with five (5) seats for a total patron occupancy of 19 persons; there is one (1) entryway which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk, there is no outdoor seating included with this application nor any plans to add it in the future; and
  - iii. Whereas,** the Applicant’s hours of operation will be Sundays through Thursdays from 8 AM to 11 PM and Fridays and Saturdays from 9 AM to 11 PM, music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no TVs, no dancing, no DJs, no promoted events, no live music or scheduled performances, no cover fees, no security/door men; and
  - iv. Whereas,** the premises proposed to be licensed is a previously unlicensed location operating with various retail stores and has been vacant for the past year or so; the Applicant has been operating an eco-conscious small coffee shop under the same name on Mulberry Street since 2018, albeit without a liquor license, the Applicant planning to use this location to prepare some of the baked goods for the Mulberry Street location as the kitchen will be larger here; and
  - v. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the liquor license, with those stipulations as follows:

13. Premises will be advertised and operated as a café offering coffee, pastries and a selection of natural wines and beer.
14. The hours of operation will be from 8 AM to 11 PM Sundays through Thursdays and 9 AM to 11 PM Fridays and Saturdays. All patrons will be cleared, and no patrons will remain after stated closing time.
15. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
16. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
17. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
18. Will not have televisions.
19. Will not have patron occupancy/service to any portion of the 2<sup>nd</sup> floor of licensed premises.
20. Will close all doors and windows at all times, allowing only for patron ingress and egress.
21. Will not install or have French doors, operable windows or open facades.
22. Will not make changes to the existing façade except to change signage or awning.
23. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
24. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
25. 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.
26. 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.
27. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.

vi. **Whereas**, there already are a number of licensed establishments in the immediate area, there being **60 active licensed premises** and 9 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the Tavern Wine License for **Wild Son & Co. Inc dba Urban Backyard 161 Ave of the Americas 10013**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” on the NYSLA Liquor License.

**Vote:** Unanimous, 39 Board Members in favor.

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

- i. Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a family owned and operated Thai restaurant in the ground floor of a five (5)-story mixed-use building (ca. 1928) on 13th Street between 5<sup>th</sup> Avenue and University Place (Block #571 / Lot #7501); and
- ii. Whereas**, the ground floor premises is approximately 6,500 sq. ft., with 3,500 sq. ft. on the ground floor , 1,000 sq. ft. in the basement and 2,000 sq. ft. in the cellar, the floors being connected by an interior stairway with no patron use of the basement or cellar; there will be 16 tables and 90 seats and one bar with 16 seats for a total seated occupancy of 106 persons and a legal occupancy of 120 persons, there is one (1) entrance serving as both patron ingress and egress, one (1) emergency exit and four (4) 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 11 PM Sundays through Saturdays (7 days a week); music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ’s 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 2011 to mid-2024 as Corkbuzz LLC dba Corkbuzz Wine Studio (Lic ID #0340-21-120247) and prior to that was an unlicensed location, CB2 Manhattan’s [April/2011](#) resolution notes the unique nature of that application being the primary reason for the board’s approval recommendation of the liquor license in what was a previously unlicensed location; and
- v. Whereas**, the Applicant met with the East 11<sup>th</sup> Street Block Association in October/2025, the Applicant’s closing hours at that time being 1 AM, 7 days a week, the block association submitting testimony that they would be in support of the application provided the closing hours were reduced to 12 AM Sundays through Wednesdays, the Applicant having since reduced their closing hours to 11 PM daily stating that they did not want to operate later than that, a member of the block association being present at the CB2 SLA Licensing Committee meeting and affirming their support for the application as presented; 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 Thai restaurant with the kitchen open and full menu items available until closing every night.

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

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 **44 active licensed premises** and 7 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 **Varith Inc 13 E 13th St 10003** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant 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, 39 Board Members in favor.

5. **Ubani Bistro Inc dba Ubani Bistro 259 Bleecker St 10014 (WBC–Restaurant) (Lic ID #0524-25-23725)**
- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 for a Restaurant Wine License to operate a full-service Georgian/French restaurant on the ground floor of a six (6)-story walk-up tenement building (ca. 1904) on Bleecker Street between Jones and Cornelia Streets (Block #590/Lot #2), the building falling within NYC LPC’s designated Greenwich Village Historic District Extension II; and
  - ii. **Whereas**, the premises is approximately 2,200 sq. ft. with 1,100 sq. ft. on the ground floor connected by both an interior stairway and exterior sidewalk hatch to 1,100 sq. ft. in the basement, there being no patron use of the cellar; there will approximately 18 tables with 36 seats, one bar with eight (8) seats and four (4) counter seats in the interior restaurant and 6 tables with 12 seats in the enclosed rear yard for a total seated occupancy of 60 persons; there is one (1) entry which will serve as patron ingress and egress and one (1) bathroom; there is not outdoor seating as part of the Dining Out NYC program on the sidewalk or in the roadway included with this application; the entirety of the store front infill consisting of an operable window façade; and
  - iii. **Whereas**, the Applicant had appeared in July/2025 at which time CB2, Manhattan had believed they reached an agreement with the Applicant regarding hours of operation and the closing of the operable windows as outlined in the [July/2025 resolution](#), the Applicant unwilling to sign stipulations therefore CB2 recommended denial of the application; the Applicant proceeded to file the instant application with the NYSLA and has been operating with a temporary liquor license (Lic ID #0524-25-23725) at the location since this fall, the instant application being to return to CB2 to review changes made to the application since the Applicant’s July/2025 appearance; and
  - iv. **Whereas**, the proposed hours of operation will be from 8 AM to 12 AM Sundays through Thursdays 8 AM to 1 AM Fridays and Saturdays; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen, all doors and windows will close at 10 PM every night, the instant application also included DJs for Saturday and Sunday brunch service which the Applicant agreed to remove from the application following CB2’s SLA Committee meeting; and
  - v. **Whereas**, the storefront premises was previously operated from 2023 to 2024 as Savta NYC LLC dba Savta (Lic ID #0240-24-135952) and prior to that as Baker & Co (SN#1273385, exp. 3/31/24) with both of those restaurants closing no later than midnight, with the rear yard closing no later than 10 PM Sundays through Thursdays and 11 PM Fridays and Saturdays; and

**vi. Whereas,** there is no Certificate of Occupancy or LNO showing use of the rear yard for eating and drinking purposes, the Applicant stating the rear yard is fully enclosed, to CB2's knowledge there have been no work permits filed over the years to enclose the rear yard, CB2's resolution from [April/2014](#) noting the rear yard as having a retractable awning located over the seating area and sound baffling materials around the sides; it being unclear how the rear yard is enclosed and what sort of soundproofing, if any, has been installed; the instant application requesting closing hours of 2 AM nightly, there being concerns regarding the use of the rear yard in the later hours causing a disturbance to the immediately impacted surrounding residents with many of the surrounding buildings being old, tenement-style buildings, the Applicant agreeing to reduce the closing hours to 12 AM Sundays through Thursdays and 1 AM Fridays and Saturdays; and

**vii. Whereas,** the Applicant has been placing a table and two chairs outside on the sidewalk at both this location and their licensed location on Bedford Street (Coffeegenyc Inc., Lic ID # 0240-24-103697) despite not having filed under the Dining Out NYC program for sidewalk seating at either location, the Applicant affirming they would remove the seating from both locations and would likely file for seating on Bleecker Street in the future, the sidewalk at the Bedford Street location being too narrow to allow for any sidewalk seating, there is also being a tree pit directly in front of the Bedford Street licensed premises, the Bedford Street premises having operated with roadbed seating through Fall/2025 yet did not send notice for the Municipal Expansion; 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 Georgian/French restaurant serving lunch and dinner with the kitchen open and full menu items available until closing every night.
2. Hours of operation will be from 8 AM to 12 AM Sundays through Thursdays 8 AM to 1 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 any outdoor area for commercial purposes aside from the enclosed rear yard.
5. Any future outdoor seating as part of the Dining Out NYC program will follow all rules and regulations of the program and will close not later than 10 PM every day (7 days a week). 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 not have televisions.
8. Will have not more than 24 private parties per year.

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 10 PM nightly, 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.
13. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
16. Will not have dancing, 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.
17. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
18. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

**vii. Whereas**, there already are a number of licensed establishments in the immediate area, there being **124 active licensed premises** and 7 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for an Restaurant Wine License in the name of **Ubani Bistro Inc dba Ubani Bistro 259 Bleecker St 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “method of operation” of the NYSLA Liquor License.

**Vote:** Unanimous, 39 Board Members in favor.

**6. Penguin Flagship NYC LLC dba Penguin 64 West 10th St 10011 (OP–Restaurant)**

**i. Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a full-service reservation-focused neighborhood restaurant in the ground floor of a four (4)-story mixed-use building (a. 1838) on 10<sup>th</sup> Street between Avenue of the Americas (aka 6<sup>th</sup> Avenue) and 5<sup>th</sup> Avenue (Block #573/Lot #10), the building falling within NYC LPC’s Greenwich Village Historic District; and

- ii. **Whereas**, the ground floor premises is approximately 2,450 sq. ft., with 1,310 sq. ft. on the ground floor and 1,095 sq. ft. on the 2<sup>nd</sup> floor, the floors being connected by an interior stairway; there will be 21 tables and 70 seats and one bar with 19 seats on the ground floor and 17 tables and 44 seats on the 2<sup>nd</sup> floor for a total seated occupancy of 133 persons and a legal occupancy of 165 persons, there is one (1) entrance serving as both patron ingress and egress, one (1) emergency exit 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 12 AM Sundays through Wednesdays and 5 PM to 1 AM Thursdays through 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 had been licensed since approximately 1998 under L Ray LLC dba Peter's Backyard (Lic ID # 0340-23-129814), the issuance of the license subject to a variance passed by the NYC Board of Standards and Appeals placing certain restrictions on the license because this use is a non-conforming use in a residential area and there was a gap of over two years when there was no use of the location as an eating and drinking establishment and a variance was required to reestablish the non-conforming use in a residential only zoned neighborhood, those restrictions including windows and doors being closed at all times, private parties ending no later than 12 AM Sundays through Thursdays and 1 AM Fridays and Saturdays and that there be no lines; the Applicant, who is leasing the entire building and intends to move into one of the residential units above the premise proposed to be licensed, originally requesting closing hours of 2 AM Mondays through Saturdays and 12 AM Sundays, the block being a quiet residential block with limited ground floor retail, the ground floors consisting mostly of residential units, residents both adjacent to and across the street from the premises were not in support of the late night hours and the negative impacts to their quality of life due to noise from patrons leaving in the early morning hours, there were letters received both in support and opposition to the application, those in opposition specifically citing the late hours, those in support being familiar with the Applicant's other licensed premises in CB2, Manhattan (People's NY LLC, Lic ID # 0370-24-136782) which operates as a tavern stating that they frequent the establishment and it is well-run, CB2, Man. also receiving a letter following its SLA Committee meeting in opposition to the instant application stating that the 13<sup>th</sup> Street location has DJs and blasts music in derogation of its executed stipulations; and
- v. **Whereas**, the Applicant after hearing the concerns of the neighbors agreed to reduce their closing hours to 12 AM Sundays through Wednesdays and 1 AM Thursdays through Saturdays and to limit the number of private parties to not more than 15 per year; 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 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.
- 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 **52 active licensed premises** and 9 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 **Penguin Flagship NYC LLC dba Penguin 64 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, 39 Board Members in favor.

**7. Sabor Argentino Corp dba Sabor Argentino 57 7th Ave South 10014** (Corporate Change) (WBC–RW) (DONYC–Sidewalk) **(failed to appear)**

**Whereas**, at this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on December 4, 2025 the Applicant **failed to appear** on this application, did not provide the requested Corporate Change application and did not provide information or explanation as to such non-appearance before CB2 Manhattan; and

**THEREFORE, BE IT RESOLVED** that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed corporate change, on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, alteration, transfer or other changes to any existing license for **Sabor Argentino Corp dba Sabor Argentino 57 7th Ave South 10014** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 39 Board Members in favor.

**8. DC Hudson 1 fka DC Hudson Inc. 290 Hudson St. 10013** (OP–Restaurant) *(renotification, appearance waived)*

**i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 in August/2025 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a full-service Italian restaurant on the ground floor of six (6)-story mixed-use building (ca. 1900) on Hudson Street between Dominick and Spring Streets (Block #579/Lot #7501), the building falling within the Special Hudson Square District; and

**ii. Whereas**, when the Applicant filed notice, appeared and executed a stipulation agreement with CB2, Man. in August/2025 it was under its out-of-state name, DC Hudson Inc., that name not being available in New York so the name has been changed to DC Hudson 1, the Applicant has re-notified CB2, Man. and re-signed the stipulation agreement under the new name and

affirmed that there are no other changes to the application from what was presented in August/2025 aside from the name change; and

- iii. **Whereas**, the ground floor premises is approximately 2,400 sq. ft. ground floor space (2,000 sq. ft. on the ground floor connected by an interior staircase to a 400 sq. ft. basement, the basement being used for storage purposes only with no patron use of the basement); there will be 19 tables and 38 seats, one (1) bar with four (4) seats for a total seating occupancy of 42 persons; there is one (1) entryway serving as both patron ingress and egress and two (2) bathrooms; there is no sidewalk or roadway café or other outdoor seating included with this application; and
- iv. **Whereas**, the hours of operation will be from 11 AM to 1 AM Sundays through Wednesdays and 11 AM to 2 AM Fridays and Saturdays with the last seating being at 10:30 PM every night; all doors and windows will be closed at all times; music will be quiet background only consisting of music from iPod/CDs/streaming services and there may be acoustic piano not more than 1x/week ending by 10 PM; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, velvet ropes, movable barriers security personnel or doormen; and
- v. **Whereas**, the premises had been operated from 2018 until recently with an On-Premises Restaurant Liquor License under **Nonna Beppa Soho LLC** (Lic. ID #0340-23-130281 and
- vi. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of the On-Premises Restaurant Liquor License and those stipulations are as follows:
  - 1. Premises will be operated and advertised as full-service Italian restaurant with the kitchen open and full menu items available until closing every night.
  - 2. Hours of operation will be 11 AM to 1 AM Sundays through Wednesdays and 11 AM to 2 AM Fridays and Saturdays with the last reservation/seating being at 10:30 PM every night. No new patrons entering after 10:30 PM. All patrons will be cleared and no patrons will remain after stated closing time.
  - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  - 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
  - 5. Will play recorded background music at conversational levels only, inclusive of any private parties or events so as not to cause a disturbance in any adjacent residences at any time. There may be unamplified piano not more than 1x/week which will end no later than 10 PM.
  - 6. Will not have televisions.
  - 7. Will add acoustic sound panels on the ceiling and will add carpeting.
  - 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.

9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
10. Will not make changes to the existing façade except to change signage or awning (there are existing French doors which will be kept closed at all times).
11. Will not have more than 12 private parties per year.
12. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
13. Will request that the landlord obtain the proper and correct certificate of occupancy for the premises as an individual storefront which is separate from 286 Spring Street.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
16. Will not have dancing, DJ’s, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or metal barricades or security personnel/doormen.
17. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
18. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

**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 **13 active licensed premises** within 750 ft. according to LAMP, the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations and not extending the hours; 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 **DC Hudson 1 fka DC Hudson Inc. 290 Hudson St. 10013** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

**Vote:** Unanimous, 39 Board Members in favor.

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

**9. Charlie Boy 263 LLC dba Charlie Boy 47 7th Ave S. 10014 (OP–Restaurant)**

**Whereas**, during this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on December 4, 2025, the Applicant’s Attorney requested **to lay over** this application to January/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 **Charlie Boy 263 LLC dba Charlie Boy 47 7th Ave S. 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, 39 Board Members in favor.

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

**Whereas**, following this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on December 4, 2025, the Applicant's Attorney requested **to lay over** this application to January/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 **Galo NYC LLC 142 W 10th 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, 39 Board Members in favor.

**11. Lillipvt LLC 45 Renwick St 10013 (OP–Bar/Tavern)**

**Whereas**, during this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on December 4, 2025, the Applicant's Attorney requested **to lay over** this application to January/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, 39 Board Members in favor.

**12. A24 Commerce St LLC and Galactus Group LLC as mgr dba Cherry Lane Theatre 38-42 Commerce St 10014 (OP–Restaurant/Theatre) (Change in Method of Operation: extend hours 12am/Sun–Thurs, 1am/Fri–Sat)**

**Whereas**, prior to this month’s Community Board 2, Manhattan’s SLA #1 Licensing Committee Meeting on December 4, 2025, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and

**THEREFORE, BE IT RESOLVED** that 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 **A24 Commerce St LLC and Galactus Group LLC as mgr dba Cherry Lane Theatre 38-42 Commerce 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, 39 Board Members in favor.

**13. Zimmi’s NYC LLC 72 Bedford St, non-corner space 10014 (WBC–Bar/Tavern)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on December 4, 2025, the Applicant’s Attorney requested **to lay over** this application to January/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 **Zimmi’s NYC LLC 72 Bedford St, non-corner space 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, 39 Board Members in favor.

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

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on December 4, 2025, the Applicant’s Attorney requested **to lay over** this application to January/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 **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, 39 Board Members in favor.

**15. 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 December 4, 2025, the Applicant’s Attorney requested **to lay over** this application to January/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, 39 Board Members in favor.

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

**Whereas**, prior to this month’s Community Board 2, Manhattan’s SLA #1 Licensing Committee Meeting on December 4, 2025, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and

**THEREFORE, BE IT RESOLVED** that CB2, Man. strongly recommends that the NYSLA **deny**

any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license **Treaty Holdings LLC 455 Hudson St 10014** until the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous in favor: (6 board members)

**17. JDS Restaurant 2 LLC 13 East 13th St 10003 (OP–Restaurant)**

**Whereas**, prior to this month’s Community Board 2, Manhattan’s SLA #1 Licensing Committee Meeting on December 4, 2025, the Applicant requested to withdraw this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and

**THEREFORE, BE IT RESOLVED** that 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 **JDS Restaurant 2 LLC 13 East 13th St 10003** until the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 39 Board Members in favor.

**STREET ACTIVITIES**

**1. \*12.5-12.6.25 – Good Butter x Byoma Pop-up Shop (Sponsor: GSS Security Services, Inc.), Greene St. bet. Canal & Grand Sts. [curb lane only-W.]**

**Whereas**, the applicant is seeking a curb lane closure to support a line with barricades, ropes and stanchions for a pop-up for skincare brand Byoma at 21 Greene Street, between Canal and Grand streets; and

**Whereas**, the pop-up is expected to be open for two days – on Friday, December 5<sup>th</sup> from 10 AM to 3 PM and on Saturday, December 6<sup>th</sup> from 10 AM to 5 PM; and

**Whereas**, in order to keep the sidewalk clear, the applicant has decided to queue guests in the curb lane with bike rack barricades for safety; and

**Whereas**, the applicant is expecting a maximum of ~150 people in line and will not run the line past Grand street; and

**Whereas**, the applicant will have 2 security guards on site to make sure the line is running properly and to ensure the sidewalk is kept clear; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of **Good Butter x Byoma Pop-up Shop (Sponsor: GSS Security Services, Inc.)**, provided that the application conforms with all applicable laws, rules, regulations, and clearance requirements (in particular keeping the queue short so that it fits within the small area where the requisite 5-foot pedestrian right-of-way is possible).

**Vote:** Unanimous, 39 Board Members in favor.

**2. \*12.5-12.7.25 – Parachute Greenhouse (Sponsor: The RHO Collective LLC), Crosby St. bet. Grand & Howard Sts. [curb lane only-W.]**

**Whereas**, the applicant, representing home goods brand Parachute, is seeking to hold a 3-day curb lane activation from Friday, December 5<sup>th</sup> through Sunday, December 7<sup>th</sup>, adjacent to its Soho store at 129 Grand Street; and

**Whereas**, the activation will consist of a “greenhouse” parked on a mobile unit in the curb lane and measuring approximately 22 feet long by 8 feet wide; and

**Whereas**, the greenhouse will be parked in the west curb lane of Crosby Street (right around the corner from the entrance to the Parachute store), at the address of approximately 16-20 Crosby street; and

**Whereas**, the activation will be live from 9 AM to 6 PM on all three days; and

**Whereas**, attendees will be able to sample free products inside the greenhouse, speak to brand ambassadors and get free coffee giveaways; and

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

**Whereas**, the applicant does not expect a queue but if one forms, will run it south along Crosby; now

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

**Vote:** Unanimous, 39 Board Members in favor.

**3. \*12.6-12.21.25 – Roasted Chestnut Sampling at the Chobani Cafe (Sponsor: Chobani), W. Broadway bet. Prince & Spring Sts. [partial SW closure-W.] (addition to agenda)**

**Whereas**, the applicant, food company Chobani, is seeking to hold a sidewalk activation on the west sidewalk of West Broadway between Prince and Spring Streets, adjacent to its store/café located at 152 Prince (on the corner of Prince and West Broadway); and

**Whereas**, the activation is expected to consist of a branded chestnut cart giving out free roasted chestnuts to passers-by; and

**Whereas**, the chestnuts will be roasted inside the café and brought out to the cart, so the cart will only have a warming plate and will not require an open flame permit; and

**Whereas**, the activation will be live from 2 PM – 5 PM on the first 3 Saturdays and Sundays in December (6<sup>th</sup>, 7<sup>th</sup>, 13<sup>th</sup>, 14<sup>th</sup>, 20<sup>th</sup>, 21<sup>st</sup>); and

**Whereas**, the applicant does not expect a significant queue for the pop-up, but if one materialized, would be able to use ropes / stanchions kept inside to run a short queue down West Broadway; and

**Whereas**, the event will not feature amplified sound; now

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

**Vote:** Unanimous, 39 Board Members in favor.

**4. \*12.14-12.18.25 – Table Tennis Tournament (Sponsor: Production Glue), Mulberry St. bet. E. Houston & Prince Sts. [curb lane only-E.]**

**Whereas**, the applicant is seeking a partial sidewalk closure to support a line with barricades, ropes and stanchions for a pop-up table tennis tournament taking place on the night of Wednesday, December 17<sup>th</sup>, at the St. Patrick’s Youth Center at 268 Mulberry Street; and

**Whereas**, the tournament, sponsored by Airbnb, is expected to take place from 10 PM to 1:30 AM inside St. Patrick’s Youth Center; and

**Whereas**, attendees to the event must be registered in advance, and it will be limited to 140 total attendees; and

**Whereas**, attendee arrival times are being staggered to prevent queueing in front of the venue; and

**Whereas**, there will be no amplified sound, food or drink outside the venue, though alcohol will be served inside; and

**Whereas**, the applicant had not yet performed outreach to the residential building on the block, but agreed to do so; and

**Whereas**, the applicant has applied for additional curb lane closure to be used only for load-in / load-out; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of **Table Tennis Tournament (Sponsor: Production Glue)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements (in particular keeping the queue short so that it fits within the small area where the requisite 5-foot pedestrian right-of-way is possible).

**Vote:** Unanimous, 39 Board Members in favor.

#### **FYI / RENEWALS**

5. **12.21.25 – Bell by Bell- Make Music New York Winter (Sponsor: Make Music New York), Astor Place Plaza: Lafayette St./Cooper Sq./ 8 St. So.**
6. **12.18.25-1.1.26 – Holiday Catering Pickup (Sponsor: Citarella), 6th Ave. bet. W. 9th & W. 10th Sts. [curb lane only-E.]**
7. **12.18-12.22.25 – Astor Place Hanukkah Celebration – Menorah Lighting (Sponsor: Jews of East Village – Chabad), Astor Place Plaza: Lafayette St./Cooper Sq./ 8 St. So. 11.28.25 & 11.29.25 – Coffee Truck at The JBL Store- 19 E. Houston St. (Sponsor: Triggerhouse), E. Houston St. bet. Broadway & Crosby St. [curb lane only-So.]**

**Whereas**, these events have been held previously and no major complaints have been received; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of these renewal applications **provided that** the applications conform with all applicable laws, rules, and regulations.

**Vote:** Unanimous, 39 Board Members in favor.

### **TRAFFIC AND TRANSPORTATION**

#### **Resolution in Support of Canal Street Redesign and CB2 Recommended Improvements to Initial NYC DOT Proposal**

**Whereas:**

#### **Proposed Canal Street Redesign**

1. In Fall 2025, the NYC Department of Transportation (NYC DOT) launched its Canal Street Redesign to achieve five goals:

Goal 1: Relieve pedestrian crowding and improve sidewalk accessibility,  
Goal 2: Enhance crossing safety and comfort  
Goal 3: Simplify complex intersections for all users,  
Goal 4: Rebalance vehicle space with public space and  
Goal 5: Improve bicycle network connectivity across five sections of Canal Street from west to east.

2. CB2 represents the entire north side of Canal Street from The Bowery to West Street;
3. Three decades of Canal Street studies have resulted in consistent recommendations but very few changes:
  - a. Sam Schwartz's [2000 Canal Street Pedestrian and Traffic Safety Study](#) recommended (i) Coordinated signal timing; (ii) Installation of High Visibility Crosswalks; (iii) Early Pedestrian Interval Signals to permit pedestrians to enter cross walks prior to vehicles travelling in the same direction; (iv) Temporary traffic calming devices such neckdowns, bollards and others to shorten pedestrian crossings and slow down turning vehicles; (v) Serious sustained parking enforcement and crackdown on illegal parking; (vi) Designation of through lanes and turn prohibitions to improve traffic flow; (vii) Identification of loading/unloading locations on side streets crossing Canal street; (viii) Re-establishment of two way tolls and the initiation of a Major Investment Study to examine regional transportation issues; (ix) Improving streetscape and physical conditions by removing extraneous street furniture and (x) enforce illegal peddling.
  - b. From 2002 to 2010, [NY Metropolitan Transportation Council \(NYMTC\) Canal Area Transportation Study \(CATS\)](#) conducted a multi-phase traffic engineering study that recommended an HOV lane on the Manhattan Bridge (implemented in 2007), restricted left turns between Elizabeth and Lafayette and West Broadway, Greene and Broadway (but not implemented) and concrete curb extensions along the corridor, which were never implemented due to lack of capital funding;
4. NYC DOT's March 7, 2022 [Canal Street Virtual Workshop](#) presented key findings:
  - a. Pedestrians account for [64% of corridor users but only 40% of the space](#);
  - b. Canal is 60 ft wide and sidewalks are 12 to 20 ft wide;
  - c. Heavy pedestrian traffic;
  - d. Heavy traffic congestion often spills over crosswalks creating conflict with pedestrians, cyclists and north/south bound traffic of all types;
  - e. Canal has no bike infrastructure and the neighborhood lacks a westbound / crosstown connection from the Manhattan Bridge to the Hudson River Greenway;
  - f. Canal is a through truck route with high truck volumes;

- g. Two-way tolling on the Verrazzano-Narrows Bridge in December 2020 did not affect traffic volumes through October 2021; and,
  - h. 15 travel lanes merge into two in the Holland Tunnel, the source of the backup.
5. In January 2023, NYC DOT announced an eight-month study of Canal Street;
  6. Recent fatalities and serious injuries on Canal Street underscore the urgency for significant safety improvements. On July 19, 2025, a driver killed two innocent residents, May Kwok and Kevin Cruikshank, when she sped off the Manhattan Bridge and jumped a sidewalk at Canal Street and The Bowery. Ms. Kwok was sitting on a bench on an unprotected pedestrian triangle and Mr. Cruikshank was biking nearby. Less than 24 hours later, another driver crashed into a food truck at the same location, injuring its operator as well as a passenger in the car;
  7. NYC DOT presented its initial plan at a joint CB1, CB 2 and CB3 public hearing on November 24, 2025 and to CB2 on December 4, 2025 and this resolution includes CB2's feedback prior to NYC DOT presenting its revised plan in January 2026;

**Pedestrian Safety (to address NYC DOT Goals 1, 2 and 3)**

8. In addition to the data NYC DOT presented (*see Whereas 4 above*),
  - a. Both SoHo/Tribeca and Chinatown are [senior pedestrian zones](#), representing the 3rd and 5th most injurious Manhattan neighborhoods for seniors, respectively;
  - b. [In CB1/2, 74% of residents are car-free](#), higher than Manhattan (72%) and NYC (45%), and fewer than 9% of workers commute by car (car, carpool and taxi), based on ACS data for 2023; and,
  - c. For virtually all purposes, the vast majority of people are [traveling to Canal Street by foot, public transit or bike](#).
9. CB2 strongly supports NYC DOT's plans to improve pedestrian safety including the:
  - a. Addition of painted curb extensions to reduce crossing distances;
  - b. Installation of new marked crosswalks for safer crossings;
  - c. Addition of high visibility crosswalks to formalize pedestrian connections; and,
  - d. Addition of a planted center median to reduce crossing distances, improve pedestrian safety, provide opportunities for greening Canal and include a protected bicycle lane.
10. CB2 supports additional improvements, including:
  - a. Painted curb extensions at the northwest corner of Hudson and Canal streets where cars and trucks rapidly turn right/north from Canal to Hudson streets; and,
  - b. Hardened daylighting at all intersections; and,

- c. Prioritize curb extensions with hardened daylighting near the subway elevators on the northside of Canal Street at Centre and Lafayette streets.



Centre



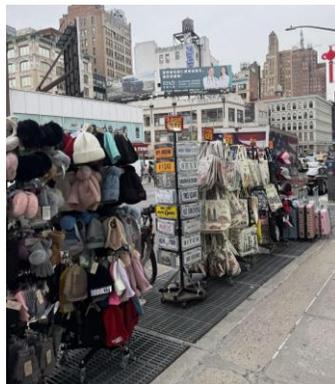
Lafayette



Lafayette

11. **Sidewalk Extensions.** CB2 supports extending the sidewalk on Canal Street but insists this be done simultaneously in coordination with the New York Police Department (NYPD), the [Department of Consumer and Worker Protection](#) (DCWP) that issues licenses to vendors on streets and sidewalks, the [Department of Sanitation](#) (DSNY), the lead agency on street vendor enforcement since 2023, and other city agencies, as needed, to address:

- a. Ground floor businesses illegally displaying their goods on the sidewalk; and,
- b. Illegal sidewalk vending.



Illegal Displays



Illegal Sidewalk Vendors

12. **Sidewalk Extensions.** CB2 questions why NYC DOT only proposes painted sidewalk extensions from Broadway to the west side of Elizabeth Street, when there is significant pedestrian crowding on other portions of Canal Street and significant safety issues as vehicles speed off the Manhattan Bridge;.

13. **Restricted Turns.** CB2 requests that DOT address how restricting left turns on to West Broadway and Greene Street will impact deliveries to residents and share routes that residents would take from both the east and west sides of Canal Street;
14. **Manhattan Bridge Safety.** CB2 supports additional safety and traffic calming improvements on and near the Manhattan Bridge to include:
  - a. Reducing the current 35 MPH speed limit on the Manhattan Bridge to at least 25 MPP to better match the 20 MPH speed limit on Canal and other local roads;
  - b. Posting radar signs to display vehicle speeds approaching The Bowery;
  - c. Installing passive enforcement by red light and speed cameras with the new 2025 camera contract; and,
  - d. Installing additional barriers that are substantial enough to protect pedestrians from vehicles at high speeds at all corners of Canal Street and The Bowery.

**Reduction in Vehicle Space (to address NYC DOT Goal 4)**

15. CB2 supports removing vehicle parking on Canal Street as well as reducing traffic to two lanes in each direction, which is how the street functionally operates today given the preponderance of double parked delivery trucks;
16. CB2 questions why NYC DOT *only* proposes to a) streamline curb regulations from West Broadway to Baxter and b) move local deliveries to 50 ft. wide narrower side streets from Baxter to Elizabeth streets;
17. CB2 insists that the Canal Street Redesign include comprehensive curb management to support deliveries for local businesses, such as replacing [Commercial Metered Parking](#) with [Neighborhood Loading and Commercial Loading Zones](#) and address concerns from local businesses about moving deliveries to narrow side streets, farther from Canal Street storefronts;
18. CB2 asks NYC DOT to address how the proposed plans will impact [NYC DOT's 2022 Truck Route Map](#) that designates Canal Street as a Through Truck Route and nearby Broome and Grand streets as Local Truck Routes (*see image to the right*);



### **Bike Connectivity (to address NYC DOT Goal 5)**

19. CB2 supports a cross town protected bike lane on or near Canal Street, connecting bikes from the Manhattan Bridge to the Hudson River Greenway and insists that NYC DOT present more detailed options including:

- a. CB2's preference for redesigning Canal Street as a modern boulevard with a center bike lane (*see rendering to the right*) with greenery (*not shown*); and,
- b. The proposed two-way bike lane from Grand to Canal and then Watts streets.



20. CB2 also supports improved bike lane connectivity and safety improvements to Canal Street at Washington, Greenwich and Varick streets:
- a. Add north south connections for Washington and Greenwich streets, which both are one-way streets that change direction at Canal Street and force cyclists to bike on Canal Street to legally cross it; and,
  - b. Add protection to the Varick Street southbound bike lane north of Canal Street to improve southbound connectivity and drastically improve the usability and safety of the Varick Street bike lane.

### **Missed Opportunities:**

#### **Micromobility, Accessibility and Greening and Environmental Sustainability**

21. **Micromobility.** The Canal Street Redesign fails to include any infrastructure, street design, and curb management solutions to support the safe integration of micromobility onto Canal Street (*see examples below*);



22. **Accessibility.** Canal Street Redesign should incorporate curb side drop-off for ride share and Access-A-Ride passengers, as well as for others who are physically challenged and need access to taxis and other vehicles. NYC DOT should prioritize blocks with medical services and doctors offices, including the [Charles B. Wang Community Health Center](#) locations at 268 Canal Street, 125 Walker Street and 168 Centre Street;

23. **Greening and Environmental Sustainability.** The proposed redesign plans are notably deficient in addressing environmental concerns and sustainability, integral components of any contemporary street redesign. Furthermore, the majority of **traffic along Canal Street is not local traffic and the** community bears the cost of the environmental, health, and safety externalities of prioritizing through traffic over local use. NYC DOT must also include:

- a. Greening elements such as trees, rain gardens, or other green infrastructure;
- b. Planted center medians to reduce crossing distances, improve pedestrian safety, and possibly include a protected bicycle lane:
  - i. As a major cross street at 100 ft. wide, Canal Street lacks a center median compared to Delancey Street at 150 ft. wide from Forsyth to the Williamsburg Bridge and Houston Street at 125 ft. wide from Sixth Avenue to the East River, from [NYC's Zoning & Land Use Map](#); and,
  - ii. Vegetation on new medians separating bicycle lanes from motorized vehicle traffic will be required if the City Council approves Council Member Erik Bottcher's legislation, [Int.1233- 2025](#) at its December 18, 2025 meeting.
- c. Flood mitigation strategies and infrastructure hardening, similar to resilience work being implemented by the Port Authority, given Lower Manhattan's vulnerability to climate impacts.

## Therefore Be It Resolved:

1. Manhattan Community Board 2 strongly supports the NYC Department of Transportation's Canal Street Redesign goals and proposed plan to improve pedestrian safety, rebalance vehicle space and improve bicycle connectivity;
2. CB2 urges DOT to make the following changes:
  - a. Add painted curb extensions at the northwest corner of Hudson and Canal Streets;
  - b. Add hardened daylighting at all intersections;
  - c. Prioritize curb extensions with hardened daylighting near the subway elevators on Canal Street at Centre and Lafayette Streets;
  - d. Add a planted center median to reduce crossing distances, improve pedestrian safety, provide opportunities for greening Canal and include a protected bicycle lane;
  - e. Coordinate any sidewalk extensions simultaneously in coordination with the New York Police Department, the [Department of Consumer and Worker Protection](#), the [Department of Sanitation](#) and other city agencies to address ground floor businesses illegally displaying their goods on the sidewalk and illegal sidewalk vending; and,
  - f. Add safety and traffic calming improvements to the Manhattan Bridge to include:
    - i. Reducing the current 35 MPH speed limit on the Manhattan Bridge to at least 25 MPH to better match the 20 MPH speed limit on Canal and other local roads;
    - ii. Posting radar signs to display vehicle speeds approaching The Bowery;
    - iii. Installing passive enforcement by red light and speed cameras with the new 2025 camera contract; and,
    - iv. Installing additional barriers that are substantial enough to protect pedestrians from vehicles at high speeds at all corners of Canal Street and The Bowery.
3. CB2 insists that NYC DOT to address why the agency *only* proposes:
  - a. Painted sidewalk extensions from Broadway to Elizabeth Street, when there is significant pedestrian crowding on other portions of Canal Street; and,
  - b. Streamlined curb regulations from West Broadway to Baxter and moving local deliveries to side streets from Baxter to Elizabeth streets.
4. CB2 would like NYC DOT to address:

- a. How restricted turns on West Broadway and Greene Street will impact local deliveries and routes that residents would take from both the east and west sides of Canal Street;
  - b. Curb access for deliveries for local businesses and concerns from local businesses about deliveries on side streets, due to the narrow streets and distance to Canal Street storefronts; and,
  - c. How the proposed plans will impact [NYC DOT's 2022 Truck Route Map](#) that designates Canal Street as a Through Truck Route.
5. CB2 supports a cross town *protected* bike lane on or near Canal Street, connecting bikes from the Manhattan Bridge to the Hudson River Greenway and insists that NYC DOT present more detailed options including:
- a. CB2's preference for redesigning Canal Street as a modern boulevard with a center running bike lane and the proposed two-way bike lane from Grand to Canal and then Watts streets; and,
  - b. Bike lane connectivity and safety improvements to Canal Street at Washington, Greenwich and Varick streets.
6. CB2 strongly urges NYC DOT to incorporate micromobility, accessibility and greening and environmental sustainability into the Canal Street Redesign.

**Vote:** Passed, 38 Board Members in favor, 1 against (S. Sweeney).

## STANDING COMMITTEE REPORTS WITHOUT RESOLUTIONS

### LAND USE

1. \*5 West 13th Street (aka 8-12 West 14th Street) – Discussion concerning recent zoning changes and their effect on the new construction project planned for this site, including a presentation by George Janes. For a copy of the zoning challenge filed with respect to this project, please click [here](#).

George Janes presented to the Land Use Committee about the issues particular to the site and larger issues that he has observed about zoning changes pursuant to City of Yes for Housing Opportunity (COYHO).

- a. Issues particular to 5 West 13th Street. Janes has filed a challenge regarding this site with the NYC Department of Buildings. He has found three problems with the building plans as filed: 1. The plans do not conform to the zoning changes required under COYHO, 2. The building plans show more Floor Area Ratio than allowed for this

zoning district, and 3. There are basic calculation errors on the ZD-1 form filed for this project.

- b. Broader issues about the zoning changes pursuant to COYHO. Janes has determined that NYC Department of City Planning has independently changed the zoning code in hundreds of instances. While some of the changes are copy edit changes, at least one of the changes was substantive and eliminated an important provision codified by the NYC City Council. Based on this extremely concerning change, Janes made several suggestions for changing the manner in which NYC DCP makes changes to the zoning code so that all edits are made with oversight.

The Committee will present a resolution on this topic in January.

#### New Business

The Committee discussed a community report on the new building being planned by the Church of St. Luke's in the Field (487 Hudson Street). The report can be accessed at [westvillagegarden.com](http://westvillagegarden.com) The Committee will take no action at this time.

## PARKS AND RECREATION

### 1. Washington Square Park (WSP) Updates and Recent Law Enforcement Changes

Will Morrison (Washington Square Park Administrator/Executive Director of WSP Conservancy) provided a detailed update regarding the recent shift in policing strategy following a federal enforcement operation in the park.

#### New Police Presence and Rationale

- **Federal Operation:** A federal enforcement operation recently concluded in the park, targeting long-standing narcotics trafficking groups.<sup>1</sup> The use of federal rather than local law enforcement allows for stricter detention that can prevent these groups from returning to the park.
- **Current Deployment:** Following the operation, the NYPD assigned a detail of 30 officers during the day and 30 at night, supervised by an eight-officer leadership structure. This presence is indefinite, with no scheduled end date.
- **Preventing a "Vacuum":** The NYPD's goal is to stabilize the area and prevent a "vacuum" where new dealers might move in to replace those arrested. This strategy

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<sup>1</sup> Text of the resulting indictment can be viewed at [https://media.nbcnewyork.com/2025/10/2025.10.30-Lugg-et-al.-Detention-letter\\_filed.pdf](https://media.nbcnewyork.com/2025/10/2025.10.30-Lugg-et-al.-Detention-letter_filed.pdf)

extends to the surrounding areas, including 6th Avenue and the corridor from 3rd to 8th Streets.

- **Impact:** Mr. Morrison stated that the response has been overwhelmingly positive. As an example, he cited that families and children are now utilizing the northwest corner of the park. The increased police presence has allowed Parks Enforcement Patrol (PEP) officers to focus on park rules rather than criminal activity.

### **Conservancy Role vs. Enforcement**

- **Distinction of Roles:** Mr. Morrison clarified the distinction between his roles. He went on to note that the Washington Square Park Conservancy does not direct NYPD enforcement or deployment. The Conservancy limits its scope to programming, horticulture, and maintenance.
- **Programming:** The Conservancy has utilized "non-enforcement methods" to improve the park, such as pruning trees for better sightlines and funding programming like art residencies and Scrabble tournaments to reclaim space.

### **Operational Updates (Rats, Dogs, and Gates)**

- **Rat Mitigation:** The park is currently undergoing rat mitigation sweeps using "BurrowRX," a carbon monoxide system that targets burrows without using poisons that could harm wildlife such as hawks.
- **Dog Runs:** The Conservancy has taken over the maintenance of the dog runs and is exploring upgrading the surface of both spaces to synthetic turf to address dust issues.
- **Dogs off-leash:** A number of dog owners continue to violate park rules by running their dogs off-leash in early morning hours. Parks Dept policy does not provide off-leash hours in parks that have dog runs, and WSP has two of these.
- **Park Closures:** While permanent gates are not currently planned, the NYPD and Parks Enforcement currently chain and lock the park barriers every night to enforce closing hours. Though they would like to be able to "close" the park more definitively each night, the open area by the arch on the north side makes doing so difficult and costly.

## **2. District-Wide Park Updates and Agreements**

Tricia Shimamura (Manhattan Borough Commissioner, NYC Parks) joined remotely to discuss various parks within Community Board 2, addressing concerns about access, maintenance, and administrative agreements as well as taking questions on a series of topics.

### **6th Avenue ("pocket") Parks (Golden Swan, Minetta Green, Minetta Triangle, Downing St. Playground)**

- **Closures:** Committee member Elizabeth Gilmore expressed concern that these small parks are frequently locked. Commissioner Shimamura explained that these irregular closures were a tactic to break reliable patterns of drug use in those specific spaces, especially as drug users have been pushed out of Washington Square Park and are looking for other nearby places to reconvene. Issues at Downing St (Churchill Playground) were discussed in more detail, including a recent overdose death.

- **Maintenance Blitz:** The Parks Department recently conducted a "blitz" on this corridor, involving horticultural teams and leadership walkthroughs to address garbage, rat holes, and visibility issues (that enable drug activity).
- **Future Needs:** Commissioner Shimamura noted that Minetta Playground requires a complete renovation, particularly the safety surface, which is in poor condition. (Note: our committee has noted this in our District Needs Assessment submission, though we place Vesuvio Playground higher in terms of priority).

### **Jefferson Market Garden Agreement**

- **Status of Agreement:** Negotiations to formalize an agreement between the Parks Dept and Jefferson Market Garden are ongoing but described as a "slow-moving vessel." This topic had been a focus of our May 2025 Committee meeting.
- **Potential Models:** The department is exploring either a "Green Thumb" model or a new type of license agreement/MOU to clarify roles and responsibilities around the operation of JMG.
- **Timeline:** A clearer path regarding the agreement options is expected by the spring of next year. Commissioner Shimamura noted that immediate changes to hours or seating are unlikely until these administrative frameworks are settled.

### **Elizabeth Street Garden**

- **Transfer of Jurisdiction:** The garden has been officially transferred to the Parks Department by Mayor Adams via an executive order. Questions of rezoning and remapping will be addressed as part of a subsequent process.
- **Current Phase:** The site is currently undergoing safety audits to identify trip hazards, toxic plants, and structural issues as the Parks Department moves to take over management of the space.
- **Future Operations:** Decisions regarding permitting, events, and access will follow the initial safety and operational assessments.

### **Volunteering**

- A community member requested support for a small garden plot he maintains near the bike trail outside of Jefferson Market Garden along 6<sup>th</sup> Avenue. Commissioner Shimamura offered to connect him with DOT (as it is their property) or provide plants if eligible through Parks Partnerships.

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

