

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

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



## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

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### FULL BOARD MINUTES

**DATE:** May 22, 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, Anita Brandt, Richard Caccappolo, Y. Chen, Valerie De La Rosa, Chris Dignes, Arturo Fernandez, Mar Fitzgerald, Stella FitzGerald, Susan Gammie, David Gruber, JJ Herrera, Juliet Kaye, Susan Kent, Ryder Kessler, Jeannine Kiely, Patricia Laraia, Benjamin Listman, Paul McDaid, Brian Pape, Matthew Pereira, Donna Raftery, Lois Rakoff, Bo Riccobono, Brandt Roessler, Rocio Sanz, Shirley Secunda, Eddie Siegel, Emma Smith, Sean Sweeney, Susan Wittenberg, Antony Wong, Eugene Yoo (36)

**BOARD MEMBERS PRESENT VIA ZOOM AND COUNTING TOWARD QUORUM:** Ed Ma, Frederica Sigel, Dr. Shirley Smith, Chenault Spence (4)

**BOARD MEMBERS PRESENT VIA ZOOM AND NOT COUNTING TOWARD QUORUM:** Amy Brenna, Ritu Chattree, Sean Ryan (3)

**BOARD MEMBERS ABSENT WITH NOTIFICATION:** William Benesh, Cormac Flynn, D. Jain, Zachary Kazzaz, Janet Liff, Erika Olson, Monica Desai Weiss (7)

**BOARD MEMBERS ABSENT:** (0)

**BOARD MEMBERS PRESENT/ARRIVED LATE:** Chenault Spence (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:** District Attorney Alvin Bragg (Peter Tse), US Congressman Dan Goldman (Carlos Rondon); NYS Senator Brian Kavanagh (Sharif Krabti); NYS Senator Brad Hoylman-Sigal (Caroline Wekselbaun); NYS Assembly Member Grace Lee (Sophia Rasowitz); NYS Assembly Member Deborah Glick (Tracy Jackson); Mayor Eric Adams (Christian Williams, Robin Forst); Manhattan Borough President Mark Levine (Andrew Chang); New York City Comptroller Brad Lander (Evelin Collado); City Council Member Christopher Marte (Conor Allerton); City Council Member Carlina Rivera (Bianny Rodriguez); NYC Council Member Erik Bottcher (Nicole Barth)

**MEETING SUMMARY**

Meeting Date – May 22, 2025

Board Members Present – 43

In Person – 36

via Zoom Counting toward Quorum – 4

via Zoom not Counting toward Quorum – 3

Board Members Absent with Notification – 7

Board Members Absent – Board Members Present/Arrived Late – 1

Board Members Present/Left Early – 0

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**PUBLIC SESSION**

**Lois Rakoff:**

- Speaking on behalf of the Washington Square Music Festival. The Festival will be taking place every Tuesday in June at 8pm. Free for all attendees. This is the 67th year of the festival.

**Nina Roberts:**

- Lives on the corner of Lafayette and Prince Street. Club called Gospel located at 281 Lafayette. From 2 am to 5 am every Thursday, Friday and Saturday the traffic has become disruptive and loud. Traffic attendants working for the establishment try to move things along, but don't seem to make a difference. Recently observed an ambulance using the bike lane in order to pass since it could not get through the traffic.  
Note: The CB2 Traffic and Transportation Committee will be reviewing this matter at its meeting on June 24<sup>th</sup>.

**Stephen Rubenstone:**

- Also speaking about Gospel (281 Lafayette Street). Cars block the entire artery for about a half mile. Emergency vehicles are being blocked.  
Q: S. Sweeny asked if neighbors have connected with FDNY?  
A: NYPD has not been helpful. Nina Roberts went to the 5<sup>th</sup> Precinct.  
Q: B. Riccobono suggests that the neighbors try to get in touch with the precinct. Precinct community council meetings may be an appropriate forum as well.

**Kate Madigan:**

- Government affairs coordinator at Public Theatre. Mobile unit performance of an updated musical interpretation of *Much Ado About Nothing* will be taking place on May 29th to 31st at 6:30 pm in Astor Place.

Q: L. Rakoff asks if attendees should reserve a seat.

A: Seating is quite limited, and on a first-come/first-served basis. The Audience is welcome to bring their own lawn chairs to the extent space in the Plaza is available.

**Jeannine Kiley:**

- Reminder about the upcoming primary elections. Registered Republicans and Democrats can vote. Early voting runs from June 14th to June 22nd. Election day is Tuesday, June 24th.
- Ranked choice voting will be used for all NYC primaries (but not for State races such as the District Attorney). In 2021, Mayor Adams defeated Kathryn Garcia by only 7000 votes in the Democratic Primary. Each voter may rank up to 5 candidates. Many people did not rank 5 candidates. If only 5% of people who did not rank 5 candidates ranked Garcia, she would have won. It is important to rank 5 candidates.

**Andrew Berman:**

- Speaking on behalf of Village Preservation and several other organizations. Inviting the community to a rally on Sunday, June 1st, at 2pm to save the Tony Dapolito Center. The City has allocated funding for its demolition, but not for its restoration and preservation. Demanding that the mayor's \$52 million be used for restoration. We shouldn't reward years of neglect by the City.

**Juan Rivero, Director of Special Projects at Village Preservation:**

- Drawing attention to report on the Soho / Noho / Chinatown rezoning. Pro-rating the projections, the city anticipated that 610 units of affordable housing would be built, but they have not been built. Developers have used loopholes to enable the development of luxury units and there has been no affordable housing construction completed to date. The relaxation of zoning regulations does not ensure the development of affordable housing.

**ADOPTION OF AGENDA**

The agenda was adopted by acclamation.

**ELECTED OFFICIALS' AND REPRESENTATIVES' REPORTS**

**Manhattan Borough Director Robin Forst, Mayor Eric Adams' Office**

- Let's go Knicks!
- Flames of Honor Memorial has been established to honor veterans of the Afghanistan and Iraq Wars.

**Carlos Rondon, US Congressman Dan Goldman’s Office, 10th District**

- Re-introduced a bill to expand Medicare funding for care of individuals with Serious Mental Illness.
- Strong advocate for Empire Wind 1 – a windfarm project in New York City to ease the transition to renewable energy, and a source of good-paying jobs. Successfully fought a stop work order imposed by the Trump Administration.
- Launched Op Wheels – a lithium ion battery swap program to reduce the risk of fires.
- Reintroduced the Prosper Act to address gun violence.
- Introduced Hero's (Helping Emergency Responders Overcome Student Debt) Act to fund education through an expansion of the Public Service Loan Forgiveness program. Aim is to honor service and encourage hiring and retention in these careers..
- Click [here](#) to read Rep. Goldman’s report.

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

- Feel free to contact Sharif at 212-298-5565 and [krabti@nysenate.gov](mailto:krabti@nysenate.gov).

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

- Click [here](#) for written report from NYS Sen Brad Hoylman-Sigal.

**Alex Fraser, NYS Assembly Member Grace Lee’s Office, 65th District:**

- Legislature recently passed a state budget, late but successful. Among the victories are the inclusion of \$2 billion in childcare funding, including \$350 Million for NYC; \$8 billion paid back in pandemic debt on unemployment insurance and increase in unemployment benefits to reduce the impact of such debt on small businesses., \$1 Billion investment to reduce greenhouse gases and and other \$250 Million support green transit.
- NYS AAPI Summit 2025 with workshops on May 29-30, click [here](#) for free tickets (including bus transportation to Albany).

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

- Announced legislation to target vendors selling fraudulent tickets to the Statue of Liberty and Ellis Island in Battery Park. Some took unsuspecting tourists on boat rides around but not to the Statue; others left the tourists in New Jersey.
- CM partnering to introduce legislation to provide Citibike membership discounts for seniors and high school-aged teenagers. There will be a press announcement about this effort on May 28th at 10 am outside City Hall.
- A constituent reached out to CM's office after he was prohibited by his landlord from hanging a mezuzah on his doorframe due to purported fire safety concerns. CM is advancing legislation to protect a resident’s freedom to display religious objects on their

doorways while reaffirming the FDNY’s right to insist upon regulations against objects that pose a safety risk in the event of a fire.

- Participatory Budgeting results are in. Council Member capital funds will be used on the following projects: PS124 in Chinatown will be receiving \$1 million for playground renovations. Other initiatives that were on the PB ballot will be funded outside the PB process, including the improvements to the Barnett Newman Triangle in Tribeca and a new playground for PS 42 on the Lower East Side.
- The C-M is hosting a townhall on Intro 1096 on Thursday, June 5th. Intro 1096 addresses the Administration’s attempt to force retirees from Medicare Parts A, B and D onto Medicare Part c (aka “Medicare Advantage” programs).
- Q / A
  - Q: K. Bordonaro asks if Conor can comment on the charter revision commission reports.
  - A: Two charter revision commissions (one convened by the Council; one by the Mayor) are in process. The Mayor’s Commission trumps the Council’s Commission – if the Mayor’s Commission recommends ballot referenda, the Council Commission’s potential proposals are pre-empted. There is State legislation proposed to allow both a Mayoral and Council Charter revision proposals to be placed on the ballot at the same time. Best to focus on the Mayor’s City Charter Revision. It includes potential changes to the ULURP process and Land Use practices, as well as interference with Member Deference.

**Bianny Rodriguez, CNYC Council Member Carlina Rivera’s Office, District 2:**

- City Council took action to protect the city from impacts of the Trump presidency, including joining the Speaker and Council Colleagues in warning of the impacts on the Community from the uncertainties flowing from the President’s use of tariffs.
- This Coalition called on NYC’s Congressional delegation to protect the City from the loss of up to \$20 Billion in funding for essential programs needed by working families.
- The Council Member is pushing forward the Community Land Act to address housing affordability.
- Council Member participated in a hearing on the permanent Outdoor Dining program on April 29th. C-M Rivera expressed Community Board concerns about the need for more time and more resources to review applications.
- The C-M organized a Walkthrough of businesses along MacDougal Street, together with representatives of the Community Board, the Department of Transportation, the NYC Department of Small Business Services and others. The group reviewed the compliance and the challenges of the Dining Out NYC program, including speaking with several restaurateurs about their setups and experiences. The C-M offered resources and direct connections to small businesses to assist them in understanding and complying with the law.

- Participatory Budgeting – Results of Community Voting – the projects that will receive funding (total of approximately \$1 Million of capital funding) include Bathroom upgrades for Bard Early College and for the Union Square Academy; a new soccer field for the Lower East Side playground; auditorium air conditioning for the STAR Academy; a new STEM lab for the Children’s Workshop program.
- Continue to hold bi-weekly small business and housing clinics.

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

- Participatory Budgeting winners: renovations at Hell’s Kitchen Park; bathrooms at Quest to Learn; tree guards on the Avenue; and tech for libraries.
- Outdoor Movie presentation “Sally” on Gansevoort Plaza on June 2<sup>nd</sup>.
- E-waste event on June 7<sup>th</sup> in Manhattan Plaza. Office can provide more information.
- DOB in the C-M’s office on June 4<sup>th</sup> for 15-minute appointments.
- C-M will introduce a Resolution in support of federal legislation being carried by Congress Member Dan Goldman and Senator Kirsten Gillibrand strengthening Medicaid support for serious mental illness/mental health treatment.
- Offering a resolution in support of the State Support Act requiring the assignment of a mental health case worker before a criminal defendant being treated for mental illness is released.
- Also introducing a Resolution to support the HELP Act, which expands pool of individuals able to perform evaluations needed before an individual can be involuntarily committed for mental health treatment.
- Recurring monthly clinics ongoing.
- Successfully killed the casino proposal for Hudson Yards.

**Andrew Chang, Community Liaison, Manhattan Borough President Mark Levine’s Office**

- Congratulations to new CB members!
- More than 150 applications across Manhattan. Term limits are posted on the website. Visit Manhattan BP website to see end of term.
- BP has given support for Stop Super Speeders Bill. Also supported Illegal Ticket Legislation.
- BP supports a rent freeze for the upcoming year. Final hearing will take place on Wednesday, June 25th.
- Manhattan housing lotteries closing soon ([housingconnect.nyc.gov](http://housingconnect.nyc.gov)).
- Q / A
  - Q: R. Sanz asks if the BP will also be interested in discussing expenses for landlords.
  - A: Can help to schedule a meeting with the policy team.

**Peter Tse, Community Liaison, District Attorney Alvin Bragg’s Office:**

- Three defendants were sentenced to prison this week for conspiracy to rob and drug people outside of NYC nightclubs in Chelsea and the Village. Two defendants received sentences of 40 years to life; one defendant to 20 years to life. These crimes resulted in the deaths of two individuals.
- DA Bragg called for cash apps Venmo and Zelle to better protect consumers from fraud. Use of these apps played a part in the crimes noted above.
- DA’s office is working with NYS Senator Brad Hoylman and Assembly Member Linda Rosenthal on legislation to close a loophole and prohibit the use of a small device that can be used to turn a semi-automatic weapon into an automatic weapon.

**ADOPTION OF MINUTES**

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

**BUSINESS SESSION**

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

- **Outdoor Dining Walkthrough of MacDougal Street**
  - Walkthrough last week of MacDougal Street with CM Rivera and representatives from DoT and NYC Small Business Services.
  - Spoke with small business operators including restaurateurs concerning the Dining Out NYC program, hearing updates from affected businesses and offering resources for better compliance with the permanent program’s rules.
- **New Board Members**
  - 9 new board members have been appointed: including 2 who are parents. The group’s average tenure is 10 years in CB2 and 20 years in NYC.
  - [Brief introductions from board members.]
  - New member orientation held this week.
  - New members will be assigned to committees in the coming months.
  - Instituting a board buddies program for new members. Assignments will be coming within the next week.
- **Empire State Development New York Forward Grant Program**
  - Governor awarded \$4.5 Million in funding for projects to be selected locally through the Hudson Square BID.

- The projects to be funded through this program have been selected, and include significant funding for renovations of the embattled NYC Fire Museum and for open space improvements at the Hudson-Houston Plaza adjacent to the future site of the 388 Hudson Street mixed residential building.
- Will brief Committee chairs on what
- **Dining Out NYC**
  - The permanent Dining Out NYC program should be considered a success in Cb2. There are now twice as many sidewalk cafes than pre-pandemic. Cost to participate is 55% less than the cost to participate in the prior DCWP program.
- **Committee Assignments**
  - Committees are assigned based on the needs of the board and committees, number of board members per committee, and term limits of current committee members.
  - Valerie will be reaching out to all board members regarding assignments.

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

- **CB Office Budget**
  - There have been no changes to the Community Board's budget in 16 years (other than dollar-for-dollar increases to match wage increases from collective bargaining agreements). Several District Managers from around the City joined to offer testimony at a Council Government Operations Committee hearing in March in response to the Preliminary Budget, and will do so again in June in response to the Executive Budget. Advocating for an increase in the baseline budget. All Community Boards receive the same allocation regardless of the volume of their respective workloads.
- **Transition in Out-Source for Audio Service for Full Board**
  - Many thanks to Mark Moss and Harisch Studio for arranging coverage for this meeting – Mark made sure the meeting was covered despite an unexpected hospitalization. CB2 wishes him a full and speedy recovery.
  - Many thanks also to Brandon for covering at the last minute!
- **Upcoming Meeting Schedule**
  - The Full Board meeting in June will fall on a Wednesday because our previously announced date is Juneteenth, a City holiday.
- **SLA Meeting Location**
  - Location moved for June. SLA 1 and SLA 2 will be at NYU Gould Welcome Center. Note that they do have a curfew.

## STANDING COMMITTEE REPORTS WITH RESOLUTIONS

### CANNABIS LICENSING

#### 1. Resolution to Deny the Application Giomar Reyes/Excelsior Dispensary/OCMCAURD-2022-000478 LLC at 224 Varick St.

**WHEREAS**, on 17 April 2025, CB2 received a Notification to Municipality OCM-06009 (NTM) proposing a Conditional Adult-Use Retail Dispensary (CAURD) to be licensed in the name of Excelsior Dispensary LLC, with Giomar Reyes listed as the applicant to be located at 224 Varick Street 10014; and

1. **WHEREAS**, the application for licensure was presented to the Community Board 2 Manhattan (CB2) Cannabis Licensing Committee (CLC) on 19 May 2025 by the applicant, Giomar Reyes, attorney, Lawrence Silberman, and Ben Herbst of [Sweetspot Farms](#); and
2. **WHEREAS**, the proposed premises is in a 2.5-story mixed-use building with 19.75 ft of retail frontage, built in 1910 located on the east side of Varick Street (7th Avenue South) between Downing and Carmine Streets, most recently used as an illicit smoke shop; and
3. **WHEREAS**, the proposed premises is within 363 feet of a building exclusively used as a school which houses [City-As High School](#), for students ages 14-21 who have dropped out or fallen behind in credits, and [P.S. M721](#), a District 75 school for 6-12th grade students (11-21 years of age) with significant challenges, such as Autism Spectrum Disorder, significant cognitive delays, emotional and multiple disabilities.
4. **WHEREAS**, concerns were raised about the proposed dispensary's proximity to JJ Walker park, a sports field predominately used by the local elementary schools and afterschool sports programs for very young children; and
5. **WHEREAS**, the block is a hangout for the local middle and highschool students that frequent the many fast food establishments to the immediate left and right of the proposed dispensary; Taco Bell, McDonalds, Starbucks, and Shake Shack, Wingstop; and
6. **WHEREAS**, the proposed hour of operation are Sunday-Thursday 9:00am-9:00pm, Friday and Saturday 9:00am-12:00am; and
7. **WHEREAS**, while the applicants submitted multiple form letters apparently bearing signatures and addresses of local businesses and residents, they were not verifiable as no contact information was included; and
8. **WHEREAS**, the CLC heard this application the previous month, but the applicants chose withdrawal in order to reapply with the additional information requested by the CLC; and
9. **WHEREAS**, during the April CLC meeting, the applicants referred to a loan agreement and franchise agreement, but were unable to provide details about the manner of those deals; and

10. **WHEREAS**, at the May CLC meeting, the applicants brought with them documents described as the loan-term agreement, franchise agreement, term sheet, a franchise approval from the Attorney General, that appeared to total 200+ pages; and
11. **WHEREAS**, the applicants stated that they did not submit the materials electronically prior to the meeting because they “didn't want to submit the document for public [record]”; and
12. **WHEREAS**, the volume of the documents did not allow for the committee time to adequately review them; and
13. **WHEREAS**, according to the NYS Office of Cannabis Management’s (OCM) [SEE Plan](#), predatory lending in New York State's cannabis market often arises through exploitative contracts between social equity licensees and financiers or contractors; and
14. **WHEREAS**, these agreements, driven by information imbalances, can place undue control and financial burdens on licensees, including hidden liabilities, tax obligations, and restrictive terms. As a result, social equity entrepreneurs lose autonomy over their businesses; and
15. **WHEREAS**, the applicants verbally shared that the agreement consisted of a \$40,000 franchise initiation fee, \$750,000 loan at 12% interest, 2% gross product sourcing fee, but without the ability to properly review this unique franchise and loan arrangement, the CLC could not in good faith assess who controls the dispensary, nor the manner in which this it will operate; and
16. **WHEREAS**, the applicants shared that, aside from Mr. Reyes, other individuals listed as [True Parties of Interest \(TPI\)](#) having direct or indirect financial or controlling interest in the dispensary are, Ben Herbst and Jason Webski, owners of [Sweetspot franchise](#); and

**THEREFORE, BE IT RESOLVED**, Community Board 2 (CB2) strongly recommends the **denial** of the Adult-Use Retail Dispensary License application for **Giomar Reyes/Excelsior Dispensary LLC, OCMCAURD-2022-000478/OCMCAURDP-2024-000031 at 224 Varick St.** due to concerns about the manner in which the business will operate, the true ownership and control of the business, and the close proximity to two NYC Public School for children with special needs, and JJ Walker Field. shall be deemed part of the record upon which the Office of Cannabis Management (Office) makes its recommendation to the Cannabis Control Board (Board) to grant or deny the application per §76 section 4 of NYS Cannabis Law.

**Vote:** Passed, with 40 Board Members in favor, 1 against (C. Dignes), 2 abstentions (R. Sanz, R. Kessler).

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**2. Resolution to Deny the Application Jason Friedman/NY Marijuana Company LLC OCMCAURDP-2025-000007 d/b/a New York Cannabis Company, 11 West 8th St. 10011**

1. **WHEREAS**, on 31 March 2025, CB2 received a Notification to Municipality OCM-06009 (NTM) proposing a Conditional Adult-Use Retail Dispensary (CAURD) to be licensed in the name of NY Marijuana Company LLC, with Jason Friedman listed as the applicant to be located at 11 West 8th Street 10011; and
2. **WHEREAS**, the proposed premises is a predominantly residential 6-story building, on the northside of 8th Street St. between 5th Avenue and MacDougal Street built in 1921, consisting of 36 residential units and 2 storefronts; and
3. **WHEREAS**, the applicant confirmed attendance and provided requested materials, but failed to attend the meeting; and
4. **WHEREAS**, Chair Fitzgerald contacted the absent applicant, Jason Friedman, by phone and, against policy, quickly set-up a Zoom so he could participate in the meeting; and
5. **WHEREAS**, 11 building and nearby residents attended the CLC meeting and shared testimony in opposition of the license; and
6. **WHEREAS**, the proposed premises is currently under lease to Crown Cleaners, which has been run by manager, Mr. Ray for the past 18 years; and
7. **WHEREAS**, testimony was shared that while the owner of Crown Cleaners may owe past rent, there are 2-3 years left on its lease; and
8. **WHEREAS**, the proof of control document submitted by Mr. Friedman is a sub-lease agreement with an entity listed by the NYC DOB as the building owner; and
9. **WHEREAS**, concerns were raised about the validity of Mr. Friedmans' lease, and due process for the dry cleaner; and
10. **WHEREAS**, Mr. Ray has expressed the desire to assume the lease from Crown Cleaners, and has retained an attorney to help facilitate that process; and
11. **WHEREAS**, all correspondence in [vehement opposition](#) to this application continues to be submitted to CB2 by local residents, expressing the need for the essential service the dry cleaner provides, personal support for Mr. Ray as a beloved figure in the neighborhood and the block; and
12. **WHEREAS**, concerns were raised about the preschool and daycare on the 3rd floor of the building, a NY Kids Club Horizons approximately 340 feet away at 1 East 8th Street, and proximity the Washington Square Park; and
13. **WHEREAS**, neighbors did not feel the need for another dispensary in the neighborhood citing that Housing Works Cannabis just up the street; and
14. **WHEREAS**, Chair Fitzgerald contacted the absent applicant, Jason Friedman, by phone and, against policy, quickly set-up a Zoom so he could participate in the meeting; and
15. **WHEREAS**, Mr. Ray, a 18-year employee of the dry cleaner, gave testimony expressing shock at the proposed displacement; and
16. **WHEREAS**, the proposed hour of operation are Sunday-Saturday 9-11:00pm daily; and

17. **WHEREAS**, Multiple residents voiced concerns about proximity to families, a daycare center, and the residential character of the neighborhood; and
18. **WHEREAS**, the applicant did not perform community outreach or offer any evidence of community support; and

**THEREFORE, BE IT RESOLVED**, Community Board 2 (CB2) strongly recommends the **denial** of the Adult-Use Retail Dispensary License application for **Jason Friedman/NY Marijuana Company LLC/OCMCAURDP-2025-000007, 11 West 8th Street 10011** due to the extensive and documented issues and opposition outlined above, and, and that this decision shall be deemed part of the record upon which the Office of Cannabis Management (Office) makes its recommendation to the Cannabis Control Board (Board) to grant or deny the application per §76 section 4 of NYS Cannabis Law.

**Vote:** Passed, with 42 Board Members in favor, 1 abstention (R. Sanz).

### **3. Resolution to Approve John Venizelos/weedkraft LLC/OCMCAURD-2022-000119, 112 Christopher St. 10014**

**WHEREAS**, on 22 April 2025, CB2 received a Notification to Municipality OCM-06009 (NTM) proposing a Conditional Adult-Use Retail Dispensary (CAURD) to be licensed in the name of weedkraft LLC/OCMCAURD-2022-000119, with John Venizelos listed as the applicant, to be located at 112 Christopher Street 10014; and

1. **WHEREAS**, Mr. Venizelos has 100% ownership of the license and plans to finance the business with support from his father; and
2. **WHEREAS**, the applicant provided proof of control over the premises by way of a fully executed lease; and
3. **WHEREAS**, the proposed premises is in a mixed-use building on the south side of Christopher Street between Bleecker and Bedford Streets with 4 residential units and 1 ground floor retail storefront, built in 1921, similar to the majority of buildings on the block; and
4. **WHEREAS**, having previously appeared before the committee in January with representation from The Flowery dispensary chain. Mr. Venizelos addressed prior feedback, including providing a petition with signatures showing support from the other businesses along the block and personally delivering letters to building tenants and providing video documentation; and
5. **WHEREAS**, the applicant will offer local delivery, but stated the dispensary will not include on-site consumption at any time; and
6. **WHEREAS**, the the CLC contacted a building resident that had shared concerns in January to connect them with the prospective dispensary owner, but the resident declined; and
7. **WHEREAS**, the proposed hours of operation are 10am to 10pm Monday through Sunday; and

8. **WHEREAS**, an interior vestibule and waiting area, and security personnel will mitigate sidewalk line-ups; and

**THEREFORE, BE IT RESOLVED**, Community Board 2 (CB2) recommends the **approval** of the Adult-Use Retail Dispensary License application for **John Venizelos/weedkraft, LLC, OCMCAURD-2022-000119, 112 Christopher St. 10014** and that this decision shall be deemed part of the record upon which the Office of Cannabis Management (Office) makes its recommendation to the Cannabis Control Board (Board) to grant or deny the application per §76 section 4 of NYS Cannabis Law.

**Vote:** Passed, with 42 Board Members in favor, 1 abstention (R. Sanz).

## HUMAN SERVICES

### Resolution Supporting Rodent Abatement

#### WHEREAS:

- 1) CB2 suffers from a high concentration of rodents, and two of its areas are deemed “rat reservoirs” by DOHMH; and
- 2) Rats feed, in part, off the garbage produced by restaurants, of which a high concentration – both indoor and outdoor– are located in CB2, and where pest control is the responsibility of the restaurant owner; and
- 3) Rats also feed at trash bins, for which new regulations have been enacted to discourage rodent activity, and where compliance of such rules is enforced by the Department of Sanitation; and
- 4) Evidence of rodent activity can be an indication of practices that feed and house rats, but because rats are mobile, rodent activity can also be observed in areas that are well-maintained and where garbage is responsibly contained; and
- 5) Rats tend to burrow in tree pits, where rat abatement is the responsibility of the NYC Department of Parks and Recreation, and where DOHMH assists with staffing shortfalls; and
- 6) According to NYC Parks, there are 4,368 trees in the West Village and 2,716 in Soho/Tribeca/Little Italy (though not all of these are in tree pits). <https://tree-map.nycgovparks.org>
- 7) The City’s DOHMH has a staff of 77 inspectors and just 25 exterminators citywide.

**THEREFORE BE IT RESOLVED THAT CB2 MANHATTAN**

- 1) Welcomes the city’s focus on rat abatement and is grateful for its particular attention to neighborhoods in CB2 where high rates of tourism and indoor and outdoor restaurants encourage rodent activity; and
- 2) Calls for the budget of the city’s rat abatement program in CB2 to prioritize treatment of tree pits, at city expense, rather than penalizing residential owners with fines in cases where they comply with trash containerization rules and general sanitary regulations.

**Vote:** Passed, 42 Board Members in favor, 1 against (K. Berger).

### **Resolution in Support of Monitoring Impact of Services Lost with the Closure of Beth Israel Hospital**

#### **WHEREAS:**

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

6. NGVH has experienced an approximate 20% increase in patient volume in recent weeks—likely due to both the FDNY’s revised 911 transport policy and the closure of MSBI—and while NGVH reports adequate capacity to manage the current increase, the long-term impact of MSBI’s closure on NGVH and surrounding hospitals remains uncertain.

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

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

**Vote:** Unanimous, 43 Board Members in favor.

**LANDMARKS 1**

**1. \*142 Greene St. – Application is to restore the cast-iron façade, construct a rooftop addition, reconstruct the rear elevation, and carry out excavation to construct a sub-cellar.**

**Whereas:**

- A. The building is being converted from commercial to single-family residential use; and
- B. The facade will undergo extensive restoration including removal of the fire escape, new two over two wooden windows, and replication of the missing cast iron cornice modeled on 165 Mercer Street, a matching building which also had Commission approval to remove the fire escape; and
- C. The exceptionally fine cast iron facade restoration includes removal of paint and painting a green tone to match the bottom color discovered via paint analysis, replacing certain non-visible support elements, and mending damage from the installation of the fire escape; and
- D. The ground floor infill, two doorways and four windows, have six pane transoms and wooden bulkheads; and
- E. The rear portion of the building is to be demolished, rebuilt in a utilitarian design, and set back from the original rear façade line to provide for 26’ rear yard; and
- F. The two-story penthouse, set back 23’, is bronze and glass in a modern style out of harmony with the building; and
- G. Screened mechanical equipment and elevator bulkheads are at the roof of the penthouse; and

H. The penthouse is visible from distant points on public thoroughfares; and

I. A sub cellar is to be excavated 9' and extending approximately 74' from the front facade and requires underpinning of neighboring buildings; and

J. There were comments from the public but no significant objections; now

**Therefore be it resolved that CB2, Manhattan recommends:**

A. **Approval** of the careful restoration of the cast iron facade, including removal of the fire escape, the green color, and the ground floor infill; and

B. **Approval** of the rear alterations providing adequate space for air and light; and

C. **Denial** of the design of the penthouse and a recommendation that it be modified to a style that is more harmonious with the building; and

D. **Approval** of the sub-cellar excavation and underpinning provided that all regulations and procedures are followed to ensure the integrity of the building and neighboring buildings.

**Vote:** Passed, 30 Board Members in favor.

10 against (K. Berger, R. Chattree, A. Fernandez, S. Fitzgerald, D. Gruber, S. Kent, J. Kieley, L. Rakoff, S. Sweeney, S. Wittenberg)

3 abstentions (S. Secunda, E. Smith, E. Yoo)

**2. \*247 Bleecker St. – Application is to maintain the painted exterior storefront and hanging sign, both currently under temporary permits and to approve the sign band installed without LPC permits.**

**Whereas:**

A. The circumstances of the issuing of a temporary permit to paint the facade are unclear when “temporary” suggest a condition that intended for a special purpose such as the opening or a special promotion of an establishment and is easily reversed; and

B. The pink color which presumably serves to identify the business is grossly inappropriate to the building, the Bleecker Street streetscape, and the neighborhood; and

C. To entertain making the non-contextual paint color permanent for the duration of the lease extends the time that the unacceptable condition endures and invites a precedent for the building and other buildings in the district to be similarly treated to the detriment of the historic character of the buildings and the district, ultimately undermining the very purpose of designation of historic districts; and

D. The blade sign, provided that it conforms to applicable regulations and is in a color with historical references and in no case is the existing pink color acceptable; and

E. The sign band text font and size are not objectionable provided that its font and color have historic reference and in no case is the existing pink color acceptable; and

F. There were comments from the public but no significant objections; now

**Therefore be it resolved that CB2 Manhattan recommends:**

A. **Absolute denial** of the totally inappropriate pink color for the facade and the signs and that the applicant return to CB2 Landmarks Committee with a proposal for repainting the façade and signs in a color that is appropriate to the historic building; and

B. **Approval** of the blade sign and sign band lettering design provided that they are in accord with regulations are, and in a color and font that is appropriate to the historic building.

**Vote:** Unanimous, 43 Board Members in favor.

**3. 36 W. 11th St. – Application is to restore the front facade, replace the rear extension, and add a rooftop structure**

**Whereas:**

A. The building is being converted from a multiple dwelling to the original condition of a single-family residence; and

B. The existing extension is to be replaced by a more shallow extension providing a welcome 30' garden; and

C. The modern rooftop extension with overhanging roof is in zinc and is located at the lot line on one side set back on three sides with the required safety railing in iron at the front and a modern glass railing at the back and sides; and

D. The rear facade in red brick with full with French windows and doors at the basement and parlor floors, heavy delineation between the basement and parlor floors, and punched windows without lintels on the second and third floors and fitted with modern plain glass, and the parlor floor lintel is not sufficiently heavy and is in no way related to the historic style of the building and the district ; and

E. The front facade is being restored with approval by the Landmarks Commission staff; now

**Therefore be it resolved that CB2, Manhattan recommends:**

A. **Approval** of the demolition of the extension and the welcome more shallow extension providing a larger garden; and

B. **Denial** of the rooftop addition and glass railing and that it be replaced with a design that is in harmony with the historic building; and

C. **Denial** of the design for the rear facade unless there has a less bold delineation with historic reference between the basement and parlor floors, that the parlor floor have a more important lintel, and that the windows on the second and third floors are a historic double hung wooden windows with historically informed lintels of a historic design according to the standard for similar buildings in the district.

**Vote:** Unanimous, 43 Board Members in favor.

**4. \*160 W. 10th St. –Application is to convert the existing garage to residential use including new ground-floor infill, construction of a rooftop addition, demolition of the rear facade and building a new rear facade, and extensive façade restoration.**

A. The front facade will be extensively restored with the central portion of the ground floor having three entrances with wooden doors surrounded by transoms and sidelights and retaining the west garage entrance. The oriel window will be clad in copper and double hung multi-light windows at the second floor and two windows in the second floor of the towers will be slightly enlarged; and

B. The two-story rooftop addition is in keeping with the style of the building with visibility not greater than approved rooftop additions for similar buildings in the district, is set back 15 feet at the first level and 25 feet at the second level with arched multi-pane full length windows and a strong cornice to reference the existing second floor cornice; and

C. The lower floor brick matches the existing with the upper floor in lighter brick and the detailing is in terracotta; and

D. The mechanical equipment is screened and placed in the most unobtrusive position possible; and

E. There are conforming lot line windows in the east facade; and

F. The rear portion of the building is to be demolished. A new rear facade, moved toward the front of the building to nearly double the rear open space, is in common brick and has full width windows in the ground floor bays and large multi-light windows in the upper floors; and

G. There is no underpinning required in the reconstruction of the rear; and

H. There was considerable public comment generally about quality-of-life issues due to the added height of the building and the owner provided an email address for further concerns; now

**Therefore be it resolved that CB2, Manhattan recommends:**

A. **Approval** of the careful facade restoration provided that the lighting fixtures are of a historic design suitable to the building and that the existing “bumpers” be replicated in the bays to recall their use as garage entrances; and

B. **Approval** of the added penthouse floors and the rebuilding of the rear portion of the building to provide a greater garden area.

**Vote:** Unanimous, 43 Board Members in favor.

## **LANDMARKS 2**

**1. \*95 Horatio St. – Application is to construct a new window opening on the 6th floor on the Gansevoort St. façade.**

**Whereas:**

A. The proposed window is a second “missing” window in a floor of the building that has pairs of windows throughout the row; and

B. The window matches the existing windows in the row and will be indistinguishable from original; and

C. The overall pattern of windows in the building, a combination of several buildings, is somewhat irregular with other windows appearing to be missing: now

**Therefore be it resolved** that CB2, Manhattan recommends **approval** of adding one matching window to the row to form a pair.

**Vote:** Unanimous, 43 Board Members in favor.

**2. \*115 Mercer St. – Application is to install flagpole and banner.**

**Whereas:**

A. The banner with a central logo is located between windows at the second floor, is 6’ 10” x 6’10”, and the applicant represented that it conforms to regulations concerning size, fastenings and height from the street; and

B. The graphic is the company logo and its general appearance is similar to approved signs in the district; and

C. The applicant was not able to provide assurance that the bracket, in the position depicted in the application, could be anchored into the mortar joint as required; and

D. There were comments from the public but no significant objections; now

**Therefore be it resolved that CB2, Manhattan recommends:**

A. **Approval** of the banner provided that the bracket is attached into the mortar joint; and

B. That in the event that the position must be changed in order to attach the bracket into the mortar joint that staff ensure that the position conforms to regulations.

**Vote:** Unanimous, 43 Board Members in favor.

**3. \*67 Gansevoort St. – Application is for a master plan to install painted wall signage.**

**Whereas:**

A. The sign is 126.75 square feet, set two feet below the parapet and 3 feet from the facade and appears to conform to applicable regulations; and

B. The proposed graphic design appears to conform to applicable regulations and subsequent changes to the content is to be reviewed by Commission staff; and

C. There were comments from the public but no significant objections; now

**Therefore be it resolved** that CB2 Manhattan recommends **approval** of the master plan for the proposed painted sign provided that it conforms to applicable regulations.

**Vote:** Unanimous, 43 Board Members in favor.

**4. \*225 W. 4th St. – Application is to install new 4' High Fences at two facades and illuminated non advertising accessory business wall sign.**

**(LAID OVER)**

**5. \*4 Bond St. – Application is to modify the front facade at the mezzanine level, and modify the existing fire escape and to paint the facade at the ground floor.**

**Whereas:**

A. The fire escape cantilevered ladder is to be replaced by a conforming typical drop ladder; and

B. The current infill is non-historic and, at the mezzanine level, is to be replaced with an arched wooden infill conforming to the historic masonry arch and will replace the small square mezzanine windows with a row of tightly spaced vertical rectangular windows; and

C. The infill at the ground and mezzanine floors and architectural detailing on the upper floors and fire escape are to be painted black and the upper walls painted light buff; and

C. The band sign is to be is to be altered and repainted; and

D. There were comments from the public but no significant objections; now

**Now therefore be it resolved that CB2, Manhattan recommends:**

**Approval** of modifications to the fire escape ladder, replacement of the mezzanine infill, modifications to the sign, and repainting throughout.

**Vote:** Unanimous, 43 Board Members in favor.

**6. \*80 Washington Pl. – Application is to modify the ground floor including new pillars, light fixtures, and bluestone pavers and to construct a rooftop addition.**

**Whereas:**

1. The existing areaway fence, previously approved by the Commission as suitable to the house and typical to similar designs in similar houses in the district, is proposed to be replaced with a taller fence and the entrance gate is flanked by two columns with gas lights which are not suitable to the house or the district and no evidence was presented that there are similar designs in the district; and

2. The areaway is to be paved with bluestone and the section before the entrance has an intricate design unsuitable to the house or the district; and

3. There are alterations to the rooftop structure and installation of skylights and the massing and profile of the modifications is not substantially different from the existing appearance and is very minimally visible from a distance; and

4. There were comments from the public but no significant objections; now

**Therefore be it resolved that CB2 Manhattan recommends:**

A. **Denial** of both the replacement of the existing fence with a taller fence and the columns with lights flanking the entrance gate as unsuitable to the house and the historic district; and

B. **Approval** of bluestone pavers in the areaway; and

C. **Denial** of the intricate design of the bluestone paving at the entrance and further recommends that it be replaced with a simpler design suitable to the house and the district; and

D. **Approval** of the skylight and alterations to the rooftop structures.

**Vote:** Unanimous, 43 Board Members in favor.

**7. \*405 W 13th St. – Application to legalize existing signage at the transoms, existing bracket signage under canopy, existing pendant lighting, existing spot lighting, existing flag banners, and to replace existing metal canopy with translucent canopy.**

**Whereas:**

- A. The transom signs are individual halo lit profile letters and are suitable to the building and are attached directly to the window with acrylic which is not permitted under Landmarks guidelines; and
- B. The hanging signs are larger than conforming signs for no justifiable purpose and the design of the signs themselves is not objectionable, and they are lit by discreet spotlights mounted in the ironwork; and
- C. There are industrial bottle caged lights attached to the canopy which are in keeping with the industrial style of the building; and
- D. The flags, large triangular banners, are mounted on slanted poles at the edge of the marquee and have a casual, decorative appearance unlike the usual flags or banner signs on the facades of buildings in the district; and
- E. The canopy roof is an assortment of materials, and the proposal is to replace the existing materials with translucent panels of which no example was shown; and
- F. There were questions from a member of the board and the public but no serious objections; now

**Therefore be it resolved that CB2, Manhattan recommends:**

- A. **Denial** of the mounting of the transom letters directly on the window and that a suitable alternative method of mounting in keeping with the style of the building be devised and reviewed for appropriateness by Commission staff; and
- B. **Approval** of the design and halo lighting of the individual transom sign letters and the sign and sidewalk lighting installed in the canopy; and
- C. **Denial** of the hanging signs as being larger than usual and that they be of the same design and conform to the standard size for similar signs in the district; and
- D. **Denial** of the flags and that any replacements be of the same shape as other flags in the district and hung from the building in the usual manner of flags or banners rather than on the edge of the marquee; and
- E. **Approval** of translucent material for the roof of the marquee, provided that Commission staff verify that the material and method of installation are of a high quality.

**Vote:** Unanimous, 43 Board Members in favor.

**8. \*57 Christopher St. – Application is to remove all existing brick masonry at the south façade (street) from the ground 1st floor through the 3rd floor, repair and waterproof the backup masonry, and replace with new face brick to match the LPC approved brick at the ongoing restoration of 55 Christopher Street.**

**Whereas:**

A. The facade will be stripped, waterproofed and clad in a brick approved by the Commission for a neighboring building that is a part of the original row; now

**Therefore be it resolved** that CB2, Manhattan recommends approval of the structural work and brick recladding according to the brick sample shown.

**Vote:** Unanimous, 43 Board Members in favor.

**9. \*62 Prince St. – Application is to replace existing storefront and windows, install a standing seam metal roof, install branded signage including both blade and halo lit roof and facade mounted logo signs, and linear downlighting on a menu and sculpture, construct a new glazed patio enclosure to the West of the gabled volume, and install new metal planters and fence along Prince Street.**

**Whereas:**

A. The current condition is a gabled “shed” style building and a small two-story brick building and a patio with a large billboard which predated designation; and

B. The proposed work is to considerably modify both buildings and refurbish the patio area; and

C. The image of the completely open appearance of the gabled building without bulkheads or transoms on the two street sides, large windows in the cafe, busy framing behind the show windows, a bold modern stainless-steel panel sculpture at street level that is a certain invitation to graffiti, a large existing billboard that predates designation, considerable lighting of the sculpture, second story windows, the show windows, a menu sign, a bracket sign and two halo lit script signs on the side and rooftop of the gabled building discordantly inserts a boldly assertive modern “campus” into a corner of historic industrial buildings; and

D. In the daytime the buildings sit as an unwelcome modern showpiece without historic reference in the neighborhood; and

E. The excessive lighting mounted on the buildings together with the open sides to the brightly lit interior of the gabled building, the sculpture, assorted signs, windows and patio all separately lighted, overwhelms the corner and gives the appearance of a carnival encampment in an historic location; and

F. There was testimony from the public opposing the application; now

**Therefore be it resolved that CB2, Manhattan recommends:**

That the boldly modern excessively lit application **be denied** as totally unsuitable to the neighborhood and the district.

**Vote:** Unanimous, 43 Board Members in favor.



**LAND USE**  
**2025 Rent Guidelines Board**

**Whereas:**

1. On April 30, 2025, the Rent Guidelines Board took a preliminary vote to raise the rates for rent-stabilized tenants between 1.75 to 4.15% on new one-year leases and 4.75 to 7.75% on two-year leases.
2. Rent stabilization was passed by the New York State Legislature in 1974 for the purpose of protecting affordability for tenants of the state. Rent stabilization is the largest affordable housing program in New York City in general and in CB2 in particular. The system is supposed to protect tenants from excessive rent increases. In 2024, the NYS Comptroller's Office found that 52.4% of New Yorks' renters are cost burdened by their rent. The proposed new rates may be above the current rate of inflation and thus threaten to place undue cost burdens on even more New Yorkers.
3. On May 9, 2025, twenty-two elected officials from the NYC City Council, the NYS Assembly, the NYS Senate and including the Manhattan Borough President sent a strongly worded letter to the Rent Guidelines Board condemning the proposed rate increases. They stated that such steep increases would contribute to displacement of tenants, gentrification of neighborhoods, and over-burdening of communities of color and working-class New Yorkers. The officials called for a 0% rent increase, otherwise known as a rent freeze.
4. The Community Service Society (CSS) testified before the Rent Guidelines Board on April 24, 2025. Based on their data, they also called for a rent freeze to protect rent-stabilized tenants.<sup>1</sup> In addition to proving the damage that these rent increases would do to tenants, CSS described seven programs for landlords who struggle to maintain their buildings. These programs provide loans and incentive grants.
5. Rent-stabilization provides the largest pool of affordable housing in CB2. This badly-needed resource was eroded from 2007 to 2020 with a net loss of 4,432 rent-stabilized units.<sup>2</sup>

**Therefore be it resolved** that CB2 Manhattan **opposes** the proposed rent increases for rent-stabilized tenants and supports our local officials and advocacy organizations in calling for a rent freeze this year.

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<sup>1</sup> <https://www.cssny.org/news/entry/testimony-the-rent-guidelines-boards-data-supports-a-rent-freeze-in-2025>

<sup>2</sup> George M. Janes & Associates, "Changes in Rent-Stabilized Housing in Manhattan & Community District 8," draft, 6/29/2020, p. 9.

**Vote:** Passed, 26 Board Members in favor.

5 against (R. Caccapolo, R. Chattree, S. Ryan, R. Sanz, F. Sigel)

12 abstentions (S. Aaron, Y. Chen, C. Dignes, J. Kaye, R. Kessler, B. Listman, P. McDaid, B. Pape, M. Pereirra, L. Rakoff, S. Secunda, S. Smith).

## SLA 1 LICENSING

### 1. Salt Pepper Ketchup Hospitality LLC dba Shifka 324 Bowery St 10012 (RW–Restaurant)

- i. **Whereas**, the Applicant and the Applicant’s representative appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate a Mediterranean street food restaurant on the ground floor of a four (4)-story, mixed-use building (ca. 1869) on Bowery between Bleecker and Bond Streets (Block #529/Lot #140), the building falling within NYC LPC’s designated NoHo East Historic District; and
- ii. **Whereas**, the ground floor premises is approximately 2,024 sq. ft. with 909 sq. ft. on the ground floor and 1,1150 sq. ft. in the basement, the basement being accessed via an internal staircase and used for storage purposes only; there is one (1) entryway serving as both patron ingress and egress and one (1) patron bathroom; there are eight (8) tables and 26 seats and one service bar with no seats for a total seated occupancy of approximately 26 persons; the Applicant is planning to make changes to the front façade that include adding an operable window; and
- iii. **Whereas**, the Applicant’s proposed hours of operation will be Sundays through Saturdays from 11 AM to 10 PM, music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ’s, no promoted events, no live music or scheduled performances, and no cover fees; there is no outdoor seating as part of this application; and
- iv. **Whereas**, the premises to be licensed has been unlicensed since approximately 2017 having most recently been a candy store and prior to that a café, from approximately 2006–2017 the premises had a full liquor license under G D P Enterprises Inc dba Agozar (Lic. ID # 0340-16-102311); and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:

1. Will operate a full-service Mediterranean street food restaurant with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be from 11 AM to 10 PM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
  3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
  5. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
  6. Will not have televisions.
  7. Will close all doors and windows at 10 PM every day, 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 receive LPC approval prior to making any changes to the storefront, including adding an operable window.
  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 CB2, Man. prior to submitting changes to any stipulation agreed to herein.
  15. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- vi. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **64 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

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for a Restaurant Wine License for **Salt Pepper Ketchup Hospitality LLC dba Shifka 324 Bowery St 10012, unless** the statements the Applicant has presented are accurate and complete, and that those

conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**2. King Kong NY Inc 104 Mott St 10013** (New RW–Restaurant) *(previously unlicensed)*

- 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 a Restaurant Wine License to operate a Chinese restaurant a in the ground floor of five (5)-story, mixed-use tenement-style building (ca. 1920) on Mott Street between Hester and Canal Streets (Block #204/Lot #5), the building falling within the Special Little Italy District; and
- ii. Whereas,** the ground floor premises is approximately 4,000 sq. ft (2,000 sq. ft on the ground floor connected by an interior staircase to a 2,000 sq. ft. basement, the basement being used for storage purposes only with no patron access); the premises will have 15 tables and 60 seats and no bars for a total seated occupancy of approximately 60 persons; there is one (1) entryway serving as both patron ingress and egress and two (2) bathrooms; there is no outdoor seating; and
- iii. Whereas,** the Applicant’s proposed 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 may be one (1) TV operating in “closed caption” mode without sound, no DJ’s, no promoted events, no live music or scheduled performances, and no cover fees; and
- iv. Whereas,** the premises to be licensed was previously operated without a liquor license as Shanghai Heping Restaurant from approximately 2012 to 2024 and has never previously been licensed for the service of alcohol according to LAMP; and
- v. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:
  1. Will operate as a full-service Chinese restaurant with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be from 11 AM to 11 PM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
  3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.

4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
  5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
  6. Will have no more than one (1) television no larger than 55". There will be no projectors and TV will operate in "closed caption" mode only without sound.
  7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  8. Will not have patron occupancy/service to any portion of the basement of licensed.
  9. Will not install or have French doors, operable windows or open facades.
  10. Will not make changes to the existing façade except to change signage or awning.
  11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  12. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
  13. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
  14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
  15. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
  16. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- vi. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **64 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 4 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

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for a new Tavern Wine License for **King Kong NY Inc 104 Mott St 1001**, **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, 43 Board Members in favor.

3. **Angelika Film Centers, LLC dba Angelika Film Center & Café, Angelika New York, and Angelika Film Center, 18 West Houston St. aka 611 Broadway 10012 (New OP–Bar/Tavern– Movie Theater with Café) (Class Change)**

- i. **Whereas**, the Applicant and 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 upgrade from a Tavern Wine License operating a café on the main floor lobby in the movie theater and a basement concession stand to an On-Premises Liquor License; the premises located on the corner of West Houston and Mercer Streets in Greenwich Village, the building falling within NYC LPC's designated Greenwich Village Historic District; and
- ii. **Whereas**, the movie theater has been at this location for years providing independent movies, the theatre is approximately 16,240 sq. ft. in total, the café on the main/first floor being roughly 3,480 sq. ft. and will have 23 tables with 50 table seats, one food counter/bar with no seats and no stand up bars for a seat capacity of 50 patrons in the café; the basement is approximately 12,760 sq. ft., there is one concession/bar counter with no seats and no stand up bars, there are 1,165 auditorium seats and one tray-table per seat for a total of 1,165 try-tables, there is one entrance used for patron ingress and egress and one controlled ADA elevator, there are two bathrooms; and
- iv. **Whereas**, the Applicant originally appeared before CB2, Man. in [December/2021](#) to upgrade the Tavern Wine license and add service of alcohol from the basement concession stand at which time CB2, Man. unanimously recommended approval of the application, the Applicant choosing to not upgrade the Tavern Wine license at that time, only adding the service of alcohol from the basement concession stand, the instant application being the same as what was presented in December/2021; and
- v. **Whereas**, the hours of operation will be remain 10 AM to 11 PM Sundays through Thursdays and from 10 AM to 1 AM Fridays and Saturdays, the sale of alcohol to patrons for seating outside the café area (i.e. in the auditorium) ends ½ hour after the start of the latest screening, all exterior facades will be fixed and there will be no future operable doors or windows planned, no DJs, no promoted events, live music or TV's, no sidewalk café or other outdoor areas for the service of alcohol; and
- vi. **Whereas**, alcohol concessions are limited to one drink per ID at a time; food and drink purchased to bring into the auditorium will be served with a tray-table which fits into the theatre seat, employees will be walking through the theatre every 20 to 30 minutes to monitor what's going on and there will be security on the weekends and as needed during the week, there will be employees at the escalator area to make sure that no drinks purchased in the basement concession are being brought upstairs or outside; 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 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 movie theater with ancillary café on its main floor.
2. The hours of operation will be 10 AM to 11 AM Mondays through Thursdays and 10 AM to 1 AM Fridays and Saturdays. Sale of alcohol to patrons for consumption in the auditorium ends ½ hour after the start of the latest screening.
3. Will have a one drink limit per customer per transaction.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
5. Will not operate a backyard garden or any outdoor area for commercial purposes including sidewalk café or roadbed seating.
6. Will play quiet ambient recorded background music only.
7. Will not have televisions.
8. Will close all doors and windows at all times.
9. Will not install or have French doors, operable windows or open facades.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. 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 CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/ security personnel.
16. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends denial of the application for a new On-Premises Liquor License in the name of **Angelika Film Centers, LLC d/b/a Angelika Film Center & Café, Angelika New York, and Angelika Film Center, 18 West Houston St. aka 611 Broadway 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, 43 Board Members in favor.

- 4. Parcelle 72 MacDougal LLC dba Parcelle 72 MacDougal St 10012 (OP–Restaurant)**  
(Alteration: Add adjacent storefront)
- i. Whereas,** the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Restaurant Liquor License (Lic. ID #0340-25-107498) to continue operate a neighborhood restaurant featuring European and domestic wines in a one-story commercial building (c. 1858) on the residential block of MacDougal Street between West Houston and Bleecker Streets; and
  - ii. Whereas,** the alteration application is to expand into the adjacent storefront which is part of the same building but fronts West Houston Street (146 W Houston St, Store B) and where the building is four stories in height, that storefront had a restaurant wine license since approximately 2015 under Song E Napule Inc (Lic ID #0240-23-139973); and
  - iii. Whereas,** the combined storefront being approximately 1,600 sq. ft., the Applicant adding one (1) table with 15 seats and one (1) ADA accessible bathroom, the combined storefront premises having 22 tables with 57 seats and one (1) bar with no seats for total interior patron seating of 57, there is one door serving as patron ingress and egress on MacDougal Street and one emergency egress on Houston Street and three (3) bathrooms; there are operable French doors spanning the majority of the length of the premises on MacDougal Streets; and
  - iv. Whereas,** the hours of operation are from 12 PM to 12 AM Sundays through Saturdays; music will be quiet background only consisting of music from iPod/CD’s/streaming services, there will be no TVs, all doors and windows will be closed at 10 PM every night, there will be no DJs, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers, no security personnel/doormen; and
  - v. Whereas,** the Applicant appeared before CB2, Man. in [April/2024](#) for the original transfer application at which time CB2, Man. unanimously recommended approval of the application with stipulations, the method of operation remaining the same; and
  - vi. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the On-Premises Restaurant Liquor License, with those stipulations as follows:
    1. Premises will be advertised and operated as a full-service, neighborhood restaurant featuring European and domestic wines with the kitchen open and full menu items available until closing every night.

2. Hours of operation will be 12 PM to 12 AM Sundays through Saturdays. No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Primary entry and egress will remain on MacDougal Street. Egress on West Houston will serve as emergency egress only.
5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
6. Will have not have televisions.
7. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
8. Will not make changes to the existing façade except to change signage, awning and/or hinges on existing French doors.
9. Will comply with NYC Department of Buildings Regulations and will 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. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
12. 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 barricades, security personnel or doormen.
13. CB2 received two (2) separate Alteration Notifications – one for expansion into the adjacent storefront and one for adding contiguous and/or non-contiguous municipal space. This alteration application for adding the adjacent storefront does **NOT** include an alteration for Adding or Removing Contiguous and/or Non-Contiguous Municipal Space. **Any and all outdoor seating closes at 10 PM.**
14. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for an Alteration to the existing On-Premises Restaurant License to add the adjacent storefront in the name of **Parcelle 72 MacDougal LLC dba Parcelle 72 MacDougal 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 in order to create public interest for the issuance of this liquor license.

**Vote:** Unanimous, 43 Board Members in favor.

5. **Parcelle 72 MacDougal LLC dba Parcelle 72 MacDougal St 10012** (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID # 0340-25-107498)
- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating consisting of four (4) tables and eight (8) seats as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the proposed sidewalk café is two feet, two inches (2' 2") wide which is less than thirty-six inches (36") and is therefore non-compliant with [§403.5.1](#) of the 2010 ADA Standards for Accessible Design, the Dining Out NYC rules [§5-10\(h\)](#) requiring “A sidewalk cafe and roadway cafe must be directly accessible to persons with physical disabilities. The design of such cafe shall comply with applicable requirements of the Americans with Disabilities Act and rules promulgated thereunder...”

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the Alteration Application for Municipal Expansion to the **sidewalk** for **Parcelle 72 MacDougal LLC dba Parcelle 72 MacDougal St 10012**; and

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

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

**Vote:** Unanimous, 43 Board Members in favor.

**6. Parcelle 72 MacDougal LLC dba Parcelle 72 MacDougal St 10012 (OP–Restaurant) (Alteration: DONYC–Roadway) (Lic. ID # 0340-25-107498)**

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating consisting of 20 seats as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
  1. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 10 tables and 20 seats on MacDougal Street between West Houston and Bleecker Streets.
  2. Hours of operation for the Dining Out NYC roadway seating will be from 12 PM to 10 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
  3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
  4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
  5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
  6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
  7. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
  8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Parcelle 72 MacDougal LLC dba Parcelle 72 MacDougal St 10012** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

- 7. Windy Gates Soho Inc dba Balthazar 80 82 Spring St 10012 (OP–Restaurant) (Alteration: DONYC–Roadway) (Lic. ID # 0340-22-106845)**
  - i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating consisting of **36 seats** as part of the Dining Out NYC program to their licensed premises; and
  - ii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
    1. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 18 tables and 36 seats on Spring Street between Broadway and Crosby Streets
    2. Hours of operation for the Dining Out NYC roadway seating will be from 10 AM to 10 PM Sundays and 8 AM to 10 PM Mondays through Saturdays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
    3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
    4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
    5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
    6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
    7. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
    8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Windy Gates Soho Inc dba Balthazar 80 82 Spring St 10012** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**8. Isabel 196 Spring LLC dba Piccola Cucina 196 Spring St 10012 (RW–Restaurant) (Alteration: Dining Out NYC–Roadway) (Lic. ID # 0240-22-100394)**

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating consisting of 8 seats as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
  1. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 4 tables and 8 seats on Spring Street between Sullivan and Thompson Streets
  2. Hours of operation for the Dining Out NYC roadway seating will be from 11 AM to 10 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
  3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
  4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.

5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
7. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Isabel 196 Spring LLC dba Piccola Cucina 196 Spring St 10012** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**9. IRG Waverly LLC dba Babbo 110 Waverly Pl 10011 (OP–Restaurant) (Transfer)**

- i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate an upscale Italian restaurant located on the cellar, first and second floors of a five (5)-story residentially-zoned mixed-use building (ca. 1826) on Waverly Place between Washington Square West and 6<sup>th</sup> Avenue (Block #525/Lot #53), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. **Whereas**, the ground floor premises being roughly 4,445 sq. ft. (the cellar is approximately 1,625 sq. ft., the first floor is 1,860 sq. ft. and the second floor is 910 sq. ft., there is no patron use of the cellar, the cellar being used for storage only, all floors being connected by an interior stairway) there will be 17 tables with 63 seats and one bar with 10 seats on the 1<sup>st</sup> floor and 15 tables with 46 seats on the 2<sup>nd</sup> floor for a total of 32 tables and 119 patron seats; there is one patron (1) entrance that serves as patron ingress and egress, one emergency exit and three (3) bathrooms; and
- iii. **Whereas**, the hours of operation will be Sundays through Saturdays from 11:30 AM to 12 AM; 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 location has operated with an On-Premises Restaurant Liquor License since approximately 1998 under Babbo LLC dba Babbo (Lic. ID #0340-23-131608); **Starr Restaurants through its affiliate and IRG Waverly LLC have formed a joint venture with Babbo to operate the restaurant with the method of operation and DBA name remaining unchanged;** and
- v. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of the On-Premises Restaurant Liquor License and those stipulations are as follows:
  - 1. Premises will be advertised and operated as a full-service upscale Italian 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 12 AM Sundays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
  - 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 so as not to cause a disturbance 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 have patron occupancy/service to any portion of the basement of licensed premises.
  - 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. 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, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doormen.
  - 14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
  - 15. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

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

- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **61 active licensed premises** within 750 ft. and 1 pending licenses 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 of **IRG Waverly LLC dba Babbo 110 Waverly Pl 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, 43 Board Members in favor.

**10. IRG Thompson LLC dba Lupa 170 Thompson St 10012 (OP-Restaurant) (Transfer)**

- i. **Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a casual Italian restaurant located on the ground floor of an eight (8)-story mixed-use building (ca. 1826) on Thompson Street between Bleecker and West Houston Streets (Block #525/Lot #35), the building falling within NYC LPC's designated South Village Historic District; and
- ii. **Whereas**, the ground floor premises being roughly 3,860 sq. ft. (the ground floor is approximately 1,700 sq. ft., the cellar is approximately 2,160 sq. ft. with no patron use of the cellar, the cellar being accessed by a sidewalk hatch) there will be 30 tables with 68 seats and one bar with 10 seats for a total of 30 tables and 78 interior patron seats and a legal occupancy of 90 persons; there is one (1) entrances that serves as patron ingress and egress, two (2) exits and two (2) bathrooms; and
- iii. **Whereas**, the hours of operation will be Sundays through Saturdays from 11 AM to 12 AM; 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; and

- iv. **Whereas**, the application also included roadway and sidewalk seating, the sidewalk seating consisting of two (2) tables and five (5) seats on a raised platform adjacent to the storefront premises that the Applicant believed was within the property line, there being no documents from Department of Buildings or other records to support that belief, the Applicant removing the sidewalk seating from the instant application; the roadbed seating will be adjacent to the curb on Thompson Street and consist of not more than four (4) tables and ten (10) seats and will end at 10 PM nightly; and
  
- v. **Whereas** the location has operated with an On-Premises Restaurant Liquor License since approximately 1999 under Red Clam LLC dba Lupa (Lic. ID #0340-23-131648); **IRG Thompson LLC is an affiliate of Starr Restaurants and is also owned by the current members of Lupa, with the method of operation and DBA name remaining unchanged;** 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 advertised and operated as a full-service Italian restaurant with the kitchen open and full menu items available until closing every night.
  - 2. The hours of operation will be from 11 AM to 12 AM Sundays through Saturdays All patrons will be cleared and no patrons will remain after stated closing time.
  - 3. Will not operate a backyard garden or any outdoor area for commercial purposes except for a roadbed seating operating under the Dining Out NYC program consisting of not more than 4 tables and 10 seats. All service will be from within the roadbed seating boundaries to seated patrons only and will follow all rules and regulations of the Dining Out NYC program. No exterior music, speakers or TVs. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams. There will be no host stands, bus or service stations on the sidewalk or in the roadway.
  - 4. Roadbed seating will close no later than 10 PM. All tables and chairs will be secured at this hour.
  - 5. There is no sidewalk seating with this application.
  - 6. There is no patron use of the roofed rear yard area and no use by employees aside from access to storage and trash.
  - 7. Will play recorded background music at conversational levels only so as not to cause a disturbance in any adjacent residences at any time.
  - 8. Will not have televisions.
  - 9. Will close all doors and windows at all times, allowing only for patron ingress and egress.

10. Will not have patron occupancy/service to any portion of the basement of licensed premises.
  11. Will not install or have French doors, operable windows or open facades.
  12. Will not make changes to the existing façade except to change signage or awning.
  13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
  16. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or 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. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
  19. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk or other outdoor seating.
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **97 active licensed premises** within 750 ft. and 10 pending licenses 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 of **IRG Thompson LLC dba Lupa 170 Thompson 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, 43 Board Members in favor.

**11. Andreas WV LLC dba Da Andrea 35 W 13th St 10011 (OP–Restaurant) (Alteration: Dining Out NYC–Sidewalk) (Lic. ID # 0340-22-113236)**

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating consisting of five (5) tables and ten (10) seats as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** while the Applicant had sidewalk seating under the old DCWP program which required an eight foot (8') clear path on the sidewalk, the new Dining Out NYC program uses DOT's [Pedestrian Mobility Plan](#) to identify corridors based on pedestrian volume and uses those corridors to determine [clear path requirements](#) specific to the Dining Out NYC program, the premises of the instant application being located on a Regional Corridor requiring a ten foot (10') clear path thus rendering the proposed sidewalk café to be two feet, five inches (2' 5") wide which is less than thirty-six inches (36") and is therefore non-compliant with [§403.5.1](#) of the 2010 ADA Standards for Accessible Design, the Dining Out NYC rules [§5-10\(h\)](#) requiring "A sidewalk cafe and roadway cafe must be directly accessible to persons with physical disabilities. The design of such cafe shall comply with applicable requirements of the Americans with Disabilities Act and rules promulgated thereunder..."

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the Alteration Application for Municipal Expansion to the **sidewalk** for **Andreas WV LLC dba Da Andrea 35 W 13th St 10011**; and

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

1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 5 tables and 10 seats.
2. Hours of operation for the Dining Out NYC sidewalk seating will be from 10 AM to 10 PM Sundays, 9 AM to 10 PM Mondays through Thursdays and 9 AM to 11 PM Fridays and Saturdays, those hours being consistent with the Applicant's pre-pandemic hours. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
3. All outdoor patrons will be seated table service only and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.

5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
6. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
7. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

**Vote:** Passed, 40 Board Members in favor, 3 against (C. Dignes, R. Kessler, E. Siegel).

**12. Andreas WV LLC dba Da Andrea 35 W 13th St 10011 (OP–Restaurant) (Alteration: Dining Out NYC–Roadway) (Lic. ID # 0340-22-113236)**

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating consisting of 24 seats as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
  9. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 12 tables and 24 seats on West 13th Street between Fifth and Sixth Avenues.
  10. Hours of operation for the Dining Out NYC roadway seating will be from 10 AM to 10 PM Sundays, 9 AM to 10 PM Mondays through Thursdays and 9 AM to 11 PM Fridays and Saturdays, those hours being consistent with the Applicant’s pre-pandemic hours. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
  11. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
  12. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
  13. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
  14. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
  15. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.

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

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Andreas WV LLC dba Da Andrea 35 W 13th St 10011** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**13. 212 Lafayette Associates LLC dba Cafe Select 212 Lafayette St 10012 (OP–Restaurant) (Alteration: Dining Out NYC–Sidewalk, Roadway) (Lic. ID # 0340-22-105854)**

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add a sidewalk café and roadway seating consisting of 20 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant who previously operated a licensed sidewalk café at this location before COVID has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
  1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 4 tables and 8 seats on Lafayette Street between Spring and Kenmare Streets.
  2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 6 tables and 12 seats adjacent to the curb on Lafayette Street between Spring and Kenmare Streets.
  3. Hours of operation for the Dining Out NYC sidewalk café and roadway seating will be from 10 AM to 12 AM Sundays and 9 AM\* to 12 AM Mondays through Saturday (*\*roadway café seating opens not earlier than 10 AM*), consistent with their outdoor hours of operation under the old NYC Department of Consumer and Worker Protection sidewalk café program. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
  4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There

will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.

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

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **212 Lafayette Associates LLC dba Cafe Select 212 Lafayette St 10012**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**14. EWS 90 West Inc 90 W Houston St, Cellar 10012 (OP–Bar/Tavern)**

- i. Whereas**, the Applicant and Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for an On-Premises Tavern Liquor License for a neighborhood dive bar located in the cellar floor of an R7-2 with a C1-5 overlay zoned, four (4)-story tenement style, mixed-use building (c. 1900, altered 1988) on West Houston Street between LaGuardia Place and Thompson Street (Block #525/Lot #57) the building falling within NYC LPC’s designated South Village Historic District; and
- ii. Whereas**, the premises to be licensed is roughly 1,200 sq. ft. located in the cellar of the building and accessed from the sidewalk by going down a number of steps to the entryway; there is one (1) entryway serving as both patron ingress and egress and one additional emergency exit; there are 15 tables and 30 seats with one (1) bar with 12 seats for a total interior seated occupancy of 42 persons; there are two (2) bathrooms; there is no rear yard or other outside seating included with this application; and
- iii. Whereas**, the Applicant’s proposed hours of operation will be Sundays through Thursdays from 5 PM to 2 AM and Fridays and Saturdays from 5 PM to 4 AM, music will be background

music only from iPods/CDs/streaming services; there will be no DJ's, no promoted events, no live music or scheduled performances, and no cover fees, there will be one (1) television; and

- iv. **Whereas**, the premises was most recently licensed as a restaurant under Robillo Holding LLC dba Bar 9 (Lic ID #0340-23-133249) with hours of 11 AM to 1 AM though it is unclear if it ever opened, prior to that it was a Qifan LLC dba Lumos (Lic ID#0340-17-108721), a restaurant/lounge from approximately 2016 to 2023; and
- v. **Whereas**, the Applicant holds licenses at three other establishments in Manhattan with similar methods of operation as dive bars with inexpensive prices (Big B Restaurant Enterprises Inc dba Strangelove Bar, Lic ID #0340-22-104074; Otfoteoc Ltd dba Clockwork Bar, Lic ID #0340-23-131873; Lyndon Inc dba Lucky Lyndon, Lic ID #0370-24-113614), there have been extensive noise-related 311 complaints at all three of the establishments over the recent years and continuing up to the present, there also being complaints and videos (one from the NYPD 7<sup>th</sup> precinct) of fights and stabbings outside of Clockwork Bar on Essex Street, including one showing their security guard hitting someone with a skateboard, the 7<sup>th</sup> precinct reported 45 311 noise complaints, 40 911 calls and 5 reports of assault in the first 8 months of 2021 in relation to Clockwork Bar, as well as there being prior unspecified SLA violations, the Applicant explaining that the fights occurred after patrons left his premises and did not occur inside and were not under his control, when asked about the 311 complaints was unaware of the issues so either he is not very involved in the day to day operations or was not being transparent, he also did not recall his past SLA disciplinary history when asked, but then remembered when given specific details; and
- vi. **Whereas**, the immediate area, near NYU and a block south of Bleecker Street, has a significant number of late night bars and entertainment venues, the location of the instant application on West Houston having many residences on upper floors adjacent to it and abutting a residential-only zoned area, with two ground floor, long-standing late night bars directly next door (Abaw LLC dba The Folley, Lic ID #0370-24-126531, exp 9/30/26 and Dimur Enterprises Inc dba Madame X, Lic ID #0340-22-108935, exp. 11/30/24), concerns being raised about having this sort of late night activity with the track record of consistent complaints at this Applicant's other establishments into the more residential and quieter area of West Houston Street as well as also competing with those existing, long-standing late night bars, while not adding anything significantly different, the Applicant's response to any compelling community interest in the instant application was that there had been a late-night bar there previously, additionally there was no community outreach to adjacent residents or the local block association, BAMRA, that CB2, Man. was aware of; and
- vii. **Whereas**, the Applicant appeared before CB2, Man. in [November/2024](#) with the same application which CB2, Man. unanimously recommended be denied, the only difference in

the applications being that in November/2024 the Applicant was seeking 4 AM closing every night and at that time, in response to all the concerns raised about adding another bar, especially a cheap dive bar adjacent to two other late night establishments abutting a residential district and taking into account the problematic history at the Applicant's other licensed premises, the Applicant offered to reduce the hours to a 2 AM closing nightly but no earlier, the instant application stating closing hours of 2 AM Sundays through Thursdays but still requesting 4 AM Fridays and Saturdays and not offering any earlier closing hours than those stated on the questionnaire; and

- viii. Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the on-premises liquor license at this location, there being **83 active licensed premises** within 750 ft. and 9 pending licenses according to LAMP; the Applicant having extensive 311 complaints at his three other licensed premises, past SLA violations and videos of fights and brawls outside of his other licensed premises all raising significant concerns that this level of complaints could be brought into the residential area of West Houston Street should this license be granted, the prior method of operation as a restaurant with earlier hours mitigated many of the late night impacts, the instant application offering nothing unique to find that the granting of this license is in the public interest, to the contrary, the demonstrated potential for a litany of 311 complaints is not in the public interest; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Liquor License for **EWS 90 West Inc 90 W Houston St, Cellar 10012**; and

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

**Vote:** Unanimous, 43 Board Members in favor.

**15. Michael G Fanelli Inc dba Fanellis 94 Prince St 10012 (OP-Tavern) (Alteration: DONYC-Roadway) (Lic. ID # 0370-24-102406)**

- i. Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating consisting of **36 seats** as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas**, the premises has operated as Fanelli's at this location since around 1922 and is the second oldest tavern in New York, the current owner's father having purchased the building

in 1982, the premises not having any outdoor seating prior to the pandemic when both sidewalk and roadbed seating was added on both Prince and Mercer Streets; the outdoor seating, in addition to social media postings of the iconic establishment, has led to much congestion of patrons on the sidewalk, despite the staff's efforts to encourage people to move along; the Applicant originally proposed sidewalk seating in addition to roadway seating believing the elevated part of the sidewalk was within the property line which it is not, the sidewalk seating being removed from the instant application; the Applicant having met with neighboring residents and the local bock association (Broadway Residents Coalition) and has worked with them to adjust the outdoor seating in order to mitigate the congestion on the corner of Prince and Mercer Streets, both parties affirming that they will continue to work together as needed; and

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

1. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 18 tables and 36 seats on Mercer Street between Prince and Spring Streets.
2. Hours of operation for the Dining Out NYC roadway seating will be from 11 AM to 10 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
7. Will actively manage the sidewalk area to keep it clear of standing patrons.
8. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Michael G Fanelli Inc dba Fanellis 94 Prince St 10012**, to add seating under the Dining Out NYC program **unless** the statements the

Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**16. Caticho Inc dba Il Corallo 176 Prince St 10012 (RW–Restaurant) (Alteration: DONYC–Roadway) (Change in Method of Operation)**

- i. Whereas,** the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 to present an application to the NYS Liquor Authority for an Alteration and Change in Method of Operation to their Restaurant Wine License (Lic. ID #0240-23-141339) to operate an Italian restaurant on the ground floor of five (5)-story, mixed-use tenement-style building (ca. 1860) on Prince Street between Thompson and Sullivan Streets (Block #503/Lot #20), the building being in a residentially-zoned area and falling within the Sullivan-Thompson Historic District; and
- ii. Whereas,** the storefront is approximately 1,700 sq. ft., (800 sq. ft. on the ground floor and 900 sq. ft. in the basement, there being no patron use of the basement) there are 24 tables and 62 seats and one service bar with no seats for a total seated occupancy of 62 persons; and
- iii. Whereas,** the hours of operation will be from 8 AM to 11:30 PM Sundays through Saturdays; music will be quiet background only consisting of music from iPod/CD’s/streaming services, there will be no TVs, all doors and windows will be closed at 10 PM every night, there will be no DJs, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers, no security personnel/doormen; and
- iv. Whereas,** the Applicant appeared before CB2, Man. in [January/2013](#) for the original Restaurant Wine license, the change in method of operation is to change the opening hours from 12 PM daily to 8 AM daily in order to offer a breakfast service, the alteration being to add 8 tables and 16 seats on Prince Street as part of the Dining Out NYC program, this area being residentially-zoned did not permit having outdoor seating prior to the the pandemic; and
- v. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:
  1. Will operate as a full-service Italian restaurant with the kitchen open and full menu items available until closing every night.

2. The hours of operation will be from 8 AM to 11:30 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 outdoor area for commercial purposes except for roadbed seating operating under the Dining Out NYC program consisting of not more than 8 tables and 16 seats. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams
5. Roadbed seating will close no later than 10 PM. All tables and chairs will be secured at this hour.
6. There will be no sidewalk seating.
7. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
8. Will not have televisions.
9. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
10. Will not have patron occupancy/service to any portion of the basement of licensed.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
14. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
15. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk or other outdoor seating.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the Alteration and Change in Method of Operation applications to the existing Restaurant Wine License for **Catico Inc dba Il Corallo 176 Prince St 10012** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**17. 45 Mercer Restaurant LLC dba Odd Sister 45 Mercer St 10013 (OP–Restaurant)**  
(Alteration: DONYC–Roadway) (Lic. ID # 0340-23-137029) (*appearance waived*)

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating consisting of 12 seats as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
  1. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 6 tables and 12 seats on Mercer Street between Grand and Brome Streets.
  2. Hours of operation for the Dining Out NYC roadway seating will be from 10 AM to 10 PM Saturdays and Sundays and 11 AM to 10 PM Mondays through Fridays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
  3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
  4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
  5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
  6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
  7. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
  8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **45 Mercer Restaurant LLC dba Odd Sister 45 Mercer St** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Passed, 42 Board Members in favor, 1 recusal (P. McDaid).

**18. Juicerie LLC dba The Butcher's Daughter 19 Kenmare St, ground fl, corner store 10012 (TW-Tavern) (Alteration: DONYC-Sidewalk) (Lic. ID #0267-23-137914) (appearance waived)**

- i. Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing Tavern Wine License to add sidewalk café seating consisting of **30 seats** in total as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
  1. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 15 tables and 30 seats on Kenmare Street at the northeast corner of Elizabeth Street.
  2. Hours of operation for the Dining Out NYC sidewalk will be from 10 AM to 10 PM Sundays and 8 AM to 10 PM Mondays through Saturdays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
  3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
  4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
  5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
  6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
  7. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
  8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing Tavern Wine License for **Juicerie LLC dba The Butcher's Daughter 19 Kenmare St, ground fl, corner store 10012** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those

conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**19. Juicerie Nolita LLC dba The Butcher's Daughter 19 Kenmare Street, East Unit, NY, NY 10012 (OP-Restaurant) (Alteration: DONYC-Sidewalk) (Lic. ID # 0340-24-109612) (*appearance waived*)**

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing Tavern Wine License to add sidewalk café seating consisting of **36 seats** in total as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
  1. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 18 tables and 36 seats on Kenmare Street between Bowery and Elizabeth Street.
  2. Hours of operation for the Dining Out NYC sidewalk will be from 10 AM to 10 PM Sundays and 8 AM to 10 PM Mondays through Saturdays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
  3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
  4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
  5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
  6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
  7. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
  8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing Tavern Wine License for **Juicerie Nolita LLC dba The Butcher's Daughter 19 Kenmare Street, East Unit, NY, NY 10012** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**20. Wines and Vintages, Inc dba Cork 69 Thompson St 10012 (TW-Tavern) (Alteration: DONYC-Sidewalk) (Lic. ID # 0267-23-137907) (*appearance waived*)**

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
  1. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 4 tables and 8 seats on Thompson between Broome and Spring Streets.
  2. Hours of operation for the Dining Out NYC sidewalk will be from 11 AM to 10 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
  3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
  4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
  5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
  6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
  7. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
  8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Wines and Vintages, Inc dba Cork 69 Thompson St 10012** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**21. Major Dough Soho 463 LLC dba Sabelle's 463 W Broadway 10012 (OP–Restaurant)**  
(Alteration: DONYC–Sidewalk, Roadway) (Lic. ID # 0340-23-138722) (*appearance waived*)

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add a sidewalk café and roadway seating consisting of **32 seats** in total as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
  1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 6 tables and 16 seats on West Broadway between West Houston and Prince Streets.
  2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 8 tables and 16 seats on West Broadway between West Houston and Prince Streets.
  3. Hours of operation for the Dining Out NYC sidewalk café and roadway seating will be from 11 AM to 10 PM Saturdays through Sundays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
  4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
  5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
  6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.

7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
8. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Major Dough Soho 463 LLC dba Saddle's 463 W Broadway 10012** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**22. Parm Mulberry LLC and Major Management TCZ LLC as Mgr dba Parm 248 Mulberry St 10012** (OP–Restaurant) (DONYC–Roadway) (Lic ID # 0340-23-137225) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating consisting of 14 seats as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
  1. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 5 tables and 14 seats in the roadway adjacent to the curb on Mulberry Street between Prince and Spring Streets.

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

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Parm Mulberry LLC and Major Management TCZ LLC as Mgr dba Parm 248 Mulberry St 10012** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**23. ASC Inc dba La Nonna 134 Mulberry St 10013 (OP–Restaurant) (DONYC–Roadway) (Lic ID # 0340-21-119220) (*appearance waived*)**

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they

agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:

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

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **ASC Inc dba La Nonna 134 Mulberry St 10013** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**24. 161 Mulberry Street LLC dba Gelso and Grand 161 Mulberry St 10013** (OP–Restaurant) (DONYC–Roadway) (Lic ID # 0340-23-136992) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating consisting of **48 seats** as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating

serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and

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

1. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 12 tables and 48 seats in the roadway adjacent to the curb on Mulberry Street between Broome and Grand Streets.
2. Hours of operation for the Dining Out NYC roadway seating will be from 11 AM to 11 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
7. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **161 Mulberry Street LLC dba Gelso and Grand 161 Mulberry St 10013** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**25. Caffe Silvestri Inc dba Caffe Napoli 130 Mulberry St 10013 (OP–Restaurant) (DONYC–Roadway) (Lic ID # 0340-23-130205) (*appearance waived*)**

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating consisting of 12 seats as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
  1. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 6 tables and 12 seats in the roadway adjacent to the curb on Mulberry Street between Broome and Grand Streets.
  2. Hours of operation for the Dining Out NYC roadway seating will be from 11 AM to 11 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
  3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
  4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
  5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
  6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
  7. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
  8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Caffe Silvestri Inc dba Caffe Napoli 130 Mulberry St 10013** to add seating under the Dining Out NYC program **unless** the statements

the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**26. Akram Restaurant Management Inc dba Da Gennaro 129 Mulberry St 10013 (OP– Restaurant) (DONYC–Roadway) (Lic ID # 0340-23-132838) (*appearance waived*)**

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating consisting of **48 seats** as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
  1. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 24 tables and 48 seats in the roadway adjacent to the curb on Mulberry Street between Hester and Grand Streets.
  2. Hours of operation for the Dining Out NYC roadway seating will be from 11 AM to 11 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
  3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
  4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
  5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
  6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.

7. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Akram Restaurant Management Inc dba Da Gennaro 129 Mulberry St 10013** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**27. No Skim Milk Corp dba Pepe Rosso to Go 130 W Houston St 10012** (RW–Restaurant) (Alteration: DONYC–Sidewalk, Roadway) (Lic. ID # 0240-23-140103) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add a sidewalk café and roadway seating consisting of **32 seats** in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
  1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 6 tables and 12 seats on Sullivan Street between West Houston and Bleecker Streets.
  2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 10 tables and 20 seats on Sullivan Street between West Houston and Bleecker Streets.
  3. Hours of operation for the Dining Out NYC sidewalk café and roadway seating will be from 11 AM to 10 PM Saturdays through Sundays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
  4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There

will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.

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

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **No Skim Milk Corp dba Pepe Rosso to Go 130 W Houston St 10012** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**28. The Grey Dog Mulberry Inc dba The Grey Dog 244 Mulberry St 10012 (OP–Restaurant) (DONYC–Roadway) (Lic ID # 0340-23-130550) (appearance waived)**

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

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

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **The Grey Dog Mulberry Inc dba The Grey Dog 244 Mulberry St 10012** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**29. Timoni Inc dba Tre Giovani 548 LaGuardia Pl 10012 (OP–Restaurant) (Alteration: DONYC–Sidewalk, Roadway) (Lic. ID # 0340-23-161355) (*appearance waived*)**

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add a sidewalk café and roadway seating consisting of **16 seats** in total as part of the Dining Out NYC program to their licensed premises; and
- iii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the

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

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

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Timoni Inc dba Tre Giovanni 548 LaGuardia PI 10012** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

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

**30. HHLP Union Square Associates LLC, HHLP Union Square Lessee LLC, Tavern Too LLC, Hersha Hospitality Management LP as mgr dba Hyatt Union Square, Bowery Road and Library of Distilled Spirits 76 E 13th St (OP–Restaurant) (Alteration)**

**Whereas,** prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on May

6, 2025, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and

**THEREFORE, BE IT RESOLVED** that 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 **HHLP Union Square Associates LLC, HHLP Union Square Lessee LLC, Tavern Too LLC, Hersha Hospitality Management LP as mgr dba Hyatt Union Square, Bowery Road and Library of Distilled Spirits 76 E 13th St** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 43 Board Members in favor.

**31. Host on Howard LLC dba Host on Howard 21 Howard St. 10013 (OP–Catering Facility)  
(Class Change)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on May 6, 2025, the Applicant requested **to lay over** this application to June/2025 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Host on Howard LLC dba Host on Howard 21 Howard St. 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 43 Board Members in favor.

**32. Mesob Inc dba Meskerem Ethiopian Cuisine 124 MacDougal St 10012 (OP–Restaurant)  
(Class Change)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on May

6, 2025, the Applicant requested **to lay over** this application to June/2025 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Mesob Inc dba Meskerem Ethiopian Cuisine 124 MacDougal 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, 43 Board Members in favor.

### **33. Center for Emerging Culture Inc 45 Howard St 10013 (OP–Restaurant)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on May 6, 2025, the Applicant requested **to lay over** this application to June/2025 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Center for Emerging Culture Inc 45 Howard St 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 43 Board Members in favor.

### **34. 428 LGT LLC 428 Lafayette St. 10003 (OP–Restaurant)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on May 6, 2025, the Applicant requested **to lay over** this application to June/2025 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **428 LGT LLC 428 Lafayette St. 10003** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 43 Board Members in favor.

**35. 14 Spring Street Cafe LLC dba Rintintin 14 Spring St 10012 (OP–Restaurant) (Alteration: DONYC–Sidewalk)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on May 6, 2025, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and

**THEREFORE, BE IT RESOLVED** that 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 **14 Spring Street Cafe LLC dba Rintintin** **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, 43 Board Members in favor.

**36. Melvindale NY LLC dba Gjelina New York 45 Bond St 10012 (OP–Restaurant) (Alteration: DONYC–Roadway)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on May 6, 2025, the Applicant requested **to lay over** this application to June/2025 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license,

restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Melvindale NY LLC dba Gjelina New York 45 Bond 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, 43 Board Members in favor.

**37. The Mercer I LLC & Sartiano Steakhouse Management LLC dba The Mercer 147 Mercer St aka 99 Prince St 10012 (OP–Restaurant) (Alteration: DONYC–Sidewalk)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on May 6, 2025, the Applicant requested to lay over this application to June/2025 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA deny any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **The Mercer I LLC & Sartiano Steakhouse Management LLC dba The Mercer 147 Mercer St aka 99 Prince 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, 43 Board Members in favor.

**38. Bleecker Hospitality LLC dba Super Burrito 169 Bleecker St 10012 (OP–Restaurant) (Alteration: DONYC–Sidewalk)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #1 Licensing Committee Meeting on May 6, 2025, the Applicant requested to lay over this application to June/2025 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA deny any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of

operation, alteration, transfer or other changes to any existing license for **Bleecker Hospitality LLC dba Super Burrito 169 Bleecker 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, 43 Board Members in favor.

## SLA 2 LICENSING

- 1. Foragers 350 LLC dba Port Sa'id 350 Hudson St. 10014 (OP-Restaurant) (Corporate Change)**
  - i. Whereas,** the Applicant and the Applicant's representative appeared before Community Board 2, Manhattan's SLA Committee #2 to present an application for a Corporate Change to their existing On-Premises Restaurant Liquor License to operate a full service restaurant within a ground floor store front located in a nine story commercial office building (ca. 1930) on Hudson Street at the southeast corner with King Street in Hudson Square; and
  - ii. Whereas,** the Corporate Change is that there are multiple LLC's buying out the business with all of the LLCs but one having each member holding less than 10% of the LLC, the LLC with a 22% ownership with the member holding 100% ownership (Moshe Ziv) appeared before the committee; the original licensee appearing before CB2, Man. in [October/2021](#); and
  - iii. Whereas,** the ground floor storefront premises is roughly 3,352 sq. ft. premise, there will be 16 tables and 52 table seats, 1 bar with 12 seats for an overall interior seating of 64 patrons; there is no outdoor area for commercial purposes included with this application; and
  - iv. Whereas,** there will be no change in method of operation, the hours of operation will remain 8 AM to 12AM Sundays through Saturdays, music is quiet background music only, there are no televisions, no dancing, DJs, live music, promoted events, any event where a cover fee is charged, no performances, no security; and
  - v. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. as part of the Corporate Change application which will be incorporated into the "Method of Operation" of the On-Premises Restaurant Liquor License, with those stipulations as follows:
    1. The Applicant will operate a full-service restaurant focused on Mediterranean cuisine with the kitchen open and full menu items available until closing every night.

2. The hours of operation will be 8 AM to 12 AM Sundays through Saturdays (7 days a week).
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk and/or roadway café included with this application.
5. Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 11 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
6. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
7. Will not have televisions.
8. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
9. No patron occupancy/service to any portion of basement to licensed premises.
10. Will not make changes to the existing facade 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 & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
13. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
14. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
15. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
16. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
17. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a Corporate Change to the existing On-Premises Restaurant Liquor License for **Foragers 350 LLC dba Port Sa'id 350 Hudson St. 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

- 2. 340 Bleecker LLC & The Grand Tour Collection LLC dba Saint Theos 340-342 Bleecker St 10014** (OP–Restaurant, Lic. ID # 0340-23-137102) (Change in Method of Operation) (Alteration)
- i. Whereas**, the Applicants and the Applicants’ attorney appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application for both a Change in Method of Operation and an Alteration to their existing On-Premises Restaurant Liquor License for their Italian restaurant located within a mixed-use six-story apartment building (circa 1930) located on Bleecker St. between West 10<sup>th</sup> St. and Christopher St., the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. Whereas**, the Applicant originally came to CB2 in [June/2019](#) and has been open and operating at the location since 2021, the instant application being a change in method of operation to add DJs during private parties, not more than 24x per year with the DJs using the restaurant sound system only; and
- iii. 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 Liquor License, with those stipulations are as follows:
1. Premise will be advertised and operated as a full-service, family restaurant specializing in central Italian cuisine.
  2. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
  3. The interior hours of operation will be Sundays to Thursdays from 8AM to 12AM and Fridays/Saturdays from 8AM to 1AM (all patrons will be cleared from the ground floor of the premises and no patrons will remain after stated closing time).
  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 8 tables and 16 seats and a roadway café consisting of not more than 22 tables and 44 seats. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
  5. Sidewalk and roadway café seating 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. Will not have televisions.

7. Live acoustical music may occur at the interior premises, albeit limited to two times per week without amplification, no drums and no horns; otherwise the premises will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any times.
8. Will not have more than 24 private parties per year
9. DJs will be permitted at private parties only with a maximum of 24 times per year. DJs will only use the restaurant sound system and music will remain at background levels. DJs will not be permitted to bring in their own speakers.
10. Will close all doors and windows at all times, allowing only for patron ingress and egress.
11. Will install awning over sidewalk café.
12. Will not have patron occupancy/service to any portion of the basement of licensed premises.
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 will keep current at all times required Permits and Certificates.
15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
16. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
17. The premises will not have dancing, promoted events, any event where a cover fee is charged or any scheduled performances, no velvet ropes or metal barricades and no security personnel or doormen.
18. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the Change in Method of Operation and Alteration to the existing On-Premises Liquor License in the name of **340 Bleecker LLC & The Grand Tour Collection LLC dba Saint Theos 340-342 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 remain incorporated into the “Method of Operation” of the NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

3. **340 Bleecker LLC & The Grand Tour Collection LLC dba Saint Theos 340-342 Bleecker St 10014** (OP–Restaurant, Lic. ID # 0340-23-137102) (Alteration: Dining Out NYC–Sidewalk, Roadway)
  - i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License (Lic. ID #0340-23-137102) to add a

sidewalk café and roadway café consisting of 60 seats in total as part of the Dining Out NYC program to their licensed premises; and

- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 8 tables and 16 seats on Bleecker Street between West 10th and Christopher Streets.
  2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 22 tables and 44 seats on Bleecker Street between West 10th and Christopher Streets.
  3. Hours of operation for the Dining Out NYC sidewalk café and roadway seating will be from 11 AM to 10 PM Saturdays through Sundays No patrons will remain outside after stated closing time and all tables and chairs will be secured.
  4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
  5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
  6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
  7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
  8. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
  9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of the application for the alteration to the existing On-Premises Liquor License for **340 Bleecker LLC & The Grand Tour Collection LLC dba Saint Theos 340-342 Bleecker St 10014**, to add seating under the Dining Out NYC program unless the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

4. **Dante West 4th LLC dba Dante 51 Bank St 10014 (OP–Restaurant) (Transfer)**
- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a full-service restaurant in the ground floor of a six (6)-story, mixed-use apartment building (ca. 1905) on the northwest corner of Bank and West 4<sup>th</sup> Streets (Block #624/Lot #53), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
  - ii. **Whereas**, the ground floor premises is approximately 1,582 sq. ft., with 962 sq. ft. on the ground floor connected by a sidewalk hatch to a 620 sq. ft. basement, the basement being used for storage purposes only and not for patrons; there will be 12 tables and 22 seats and one (1) bar with 16 for a total interior seating occupancy of 54 persons, there is one (1) entrance and three (3) exits with the only one patron ingress / egress being the double door entrance at the corner of Bank and West Fourth Streets, one (1) bathroom, all windows are fixed and there are no existing French doors or facades that open; and
  - iii. **Whereas**, the premises to be licensed has been licensed with an On-Premises Liquor License from approximately 2021 to the present under Silkstone LLC (Lic. ID # **0340-23-130738, exp 5/31/2025**) **that applicant having appeared before CB2, Man. in [February/2021](#) for their On-Premises Liquor License; the instant application being an asset purchase with the method of operation remaining largely the same;** and
  - iv. **Whereas**, consistent with the previous operator, the Applicant’s hours of operation will be 10 AM to 12 AM Sundays through Wednesdays and 10 AM to 1 AM Thursdays through Saturdays, music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ’s, no promoted events, no DJs, live music or scheduled performances, and no cover fees; there is no outdoor seating included with this application; and
  - v. **Whereas**, the Applicant, who has a number of restaurants with On-Premises license in CB2, Man., met with the local block association (West Village Residents Association) as well as neighboring residents, all of whom are familiar the operations at his other premises, and agreed to a number of stipulations with them as part of meeting the public interest standard of the instant application, those stipulations include agreeing that there will be no future roadway café and that any future sidewalk café, if permitted, will close by 10 PM nightly, this block and surrounding area being residentially-zoned where outdoor dining had not previously been permitted; and
  - vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be

attached and incorporated into the method of operation of the On-Premises Restaurant Liquor License, with those stipulations as follows:

1. Will operate a full-service restaurant offering classic European inspired dishes and weekend brunch with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be from 10 AM to 12 AM Sundays through Wednesdays and 10 AM 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. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk and/or roadway café included with this application.
5. There will be no roadbed seating now or in the future.
6. Any future outdoor seating will close not later than 10 PM every day and will follow all rules and regulations of the Dining Out NYC program and. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
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 use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk
10. Will close all doors and windows at all times, allowing only for patron ingress and egress.
11. Will not have patron occupancy/service to any portion of the basement of licensed premises.
12. Will not install or have French doors, operable windows or open facades.
13. Will not make changes to the existing façade except to change signage or awning. All signage will be compliant with rules for signage in an Historic District.
14. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
16. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
17. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
18. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.

19. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
  20. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- vii. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **64 active licensed premises** within 750 ft. and 4 pending licenses according to LAMP, the Applicant having met with immediately impacted residents as well as the local block association whose stipulations have been incorporated into CB2's stipulation agreement, the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for an On-Premises Restaurant Liquor License for **Dante West 4th LLC dba Dante 51 Bank 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 in order to create public interest for the issuance of this liquor license.

**Vote:** Unanimous, 43 Board Members in favor.

5. **Perry & Hudson LLC dba Dante 551 Hudson St 10014** (OP–Restaurant) (Alteration: Dining Out NYC–Sidewalk) (Lic. ID #0340-22-108799) (*appearance waived*)
- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add a sidewalk café consisting of 28 seats in total as part of the Dining Out NYC program to their licensed premises; and
  - ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
    1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 4 tables and 10 seats on Perry Street and 9 tables and 18 seats on Hudson Street.

2. Hours of operation for the Dining Out NYC sidewalk café will be from 10 AM to 10 PM Saturdays through Sundays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
7. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of the application for the alteration to the existing On-Premises Liquor License for **Perry & Hudson LLC dba Dante 551 Hudson St 10014**, to add seating under the Dining Out NYC program unless the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

6. **Slice West Village LTD dba Slice the Perfect Food 535 Hudson St 10014** (RW–Restaurant, Lic. ID #0240-23-140590, exp. 10/31/2025) (Alteration)
  - i. **Whereas**, the Applicant and the Applicant’s Representative appeared before Community Board 2, Manhattan’s SLA #2 Committee to present an application for an Alteration to the existing Restaurant Wine license to operate family restaurant focused on gluten-free pizza in the ground floor of a five (5)-story, mixed use building with walk-up apartments (c. 1953) on Hudson Street between Perry and Charles Streets (Block #632/Lot #55), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
  - ii. **Whereas**, the alteration application is to expand into the adjacent storefront which had been operating without a liquor license for about 15 years, the combined ground floor storefront premises is roughly 1,136 sq. ft.; there are 23 tables and 64 seats, one (1) bar with five (5) seats for a total seated patron occupancy of 69 persons; there are two entryways serving as

patron ingress and egress and two (2) bathrooms, the front façade consists of operable windows that open out to the sidewalk; and

- iii. **Whereas**, there will be no change in method of operation, the hours of operation will remain 11 AM to 10 PM Mondays through Wednesdays and 11 AM to 11 PM Thursdays through Sundays, music is quiet background music only, there are no televisions, no dancing, DJs, live music, promoted events, any event where a cover fee is charged, no performances, no security, there was a previously licensed unenclosed sidewalk café consisting of 10 tables and 20 seats (DCA# 1346838); and
- iv. **Whereas**, the Applicant appeared before CB2, Man. in April/2025 for the instant application in addition to a separate corporate change application and requested to lay this alteration application over to this month in order to meet with the local block association (West Village Residents Association) and adjacent residents as there have been complaints from residential tenants of the building and nearby residents going as far back 2012 and continuing to the present regarding noise from an exhaust fan on the roof as well as congestion on the sidewalk due to the operations of their sidewalk café; and
- v. **Whereas**, the Applicant, being the new principal due to the recent corporate change, previously serving as the long time manager of the location, met with the impacted neighbors and has taken steps to mitigate the issues with vent including adding insulation, agreeing to shut off the vent not later than 11 PM and to maintain the vent speed at 50% or less, in addition he has agreed that any sidewalk café would be maintained so as to allow for the mandated 10' clear path on Hudson Street, a building resident who has been having issues with the vent for years speaking in favor of the application after the Applicant's outreach, provided the Applicant abides by the agreed to stipulations; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan as part of the Alteration application which will be incorporated into the "Method of Operation" of the Restaurant Wine License, with those stipulations as follows:
  - 1. The Applicant will operate a full-service restaurant focused on gluten-free pizza with the kitchen open and full menu items available until closing every night.
  - 2. The hours of operation will be 11 AM to 10 PM Mondays through Wednesdays and 11 AM to 11 PM Thursdays through Sundays.
  - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  - 4. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating included with this application.

5. Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 10 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs. All sidewalk cafe furniture and plantings will be brought in up against the building at closing.
6. Will not have roadbed seating.
7. Any host stands will be located inside the premises. There will be no host stands on the sidewalk.
8. 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.
9. Will not have televisions.
10. Employees must smoke out in street parking area and not in front of residential buildings.
11. The exhaust fan on the rooftop will be maintained and soundproofing will be completed so the fan no longer causes a disturbance to the residential tenants of the building.
12. A timer will be installed and maintained on the kitchen exhaust ventilation fan to ensure that the ventilation system is off at 11 PM each night without exception.
13. Vent speed will be maintained at 50% or less.
14. Principal/Licensee will speak with landlord about replacing the vent ducting.
15. 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.
16. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
17. Will not make changes to the existing facade except to change signage or awning.
18. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
19. Will not have unlimited drink or unlimited food & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
20. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
21. It 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.
22. 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.
23. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
24. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for an Alteration to the existing Restaurant Wine License for **Slice West Village**

**LTD dba Slice the Perfect Food 535 Hudson 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, 43 Board Members in favor.

**7. 225 Pizza LLC dba LTD Pizza 225 Hudson St 10013 (OP–Restaurant) (Lic ID #0240-24-120410, exp. 6/30/2025) (Class Change)**

- i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for a an upgrade of their Restaurant Wine License to an On-Premises Restaurant Liquor License to continue to operate a Pizzeria restaurant in a ground floor storefront located within a five-story, mixed use apartment building (ca 1910); the premises is located on Hudson Street between Broome and Dominick Streets in the Hudson Square area of lower Manhattan; and
- ii. Whereas**, the storefront premise is roughly 1,380 sq. ft. (980 sq. ft. ground floor and 400 sq. ft. basement with the basement being for patrons and the service of alcohol), there is a pizza oven and prep area on the ground floor, there are two (2) tables with 21 patron seats, one counter with two (2) stools, one stand-up bar with 9 seats for a total seated patron occupancy of 32 persons on the ground floor, and in the basement there will be two additional tables with 12 patron seats and a service bar with no designated seats for a total patron seated capacity of 12 in the basement and 44 persons overall, with two patron bathrooms, the store front infill being fixed without operable doors or windows that open out to the sidewalk, there is an existing rear yard that was included with the restaurant wine license which is being removed from the instant application, there is no other outdoor area for the service of alcohol included with this application; and
- iii. Whereas**, the hours of operation are Sundays through Saturdays from 11 AM to 2 AM (7 days a week); 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; and
- iv. Whereas**, the Applicant appeared before CB2, Man. in [February/2023](#) for the restaurant wine license at the premises, the application at the time including use of the rear yard, there were no permits in place to demonstrate the necessary egress requirements for eating/drinking purposes in the rear yard premises proposed to be licensed, there was also the inclusion of a sidewalk café consisting of two tables but with a large ramp taking up the entire frontage of the storefront and no diagrams provided illustrating where the tables would be located it was

unclear how the sidewalk seating would leave the necessary clear path, the Applicant being unwilling to remove the rear yard and sidewalk from the application at the time, CB2, Man. unanimously recommending denial of the application due to the inclusion of the rear yard, the restaurant wine license being issued despite the CB2's life safety concerns regarding rear yard egress; prior to the issuance of the restaurant wine license in 2023, the storefront proposed to be licensed was operated for years as a sporting goods store and had never been licensed for the service of alcohol or for eating/drinking use/occupancy; and

- v. **Whereas**, the Applicant has removed any use or access to the rear yard for purposes of operating their restaurant now and in the future, recognizing its prior error in the former application seeking to use the rear yard, the rear yard not being in their leasehold agreement with the landlord, in addition there will be no sidewalk or other outdoor seating; 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:
  - 15. Premises will be operated and advertised as full-service upscale pizzeria and slice shop with the kitchen open and full menu items available until closing every night.
  - 16. Hours of operation will be 11 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.
  - 17. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  - 18. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
  - 19. 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.
  - 20. Will have not more than 12 private parties per year.
  - 21. Will have no more than two (2) televisions no larger than 55". There will be no projectors and TV will operate in "closed caption" mode only without sound.
  - 22. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  - 23. Will not have patron occupancy/service to any portion of the basement of licensed premises.
  - 24. Will not install or have French doors, operable windows or open facades.
  - 25. Will not make changes to the existing façade except to change signage or awning.
  - 26. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
  - 27. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.

28. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
  29. 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, security personnel or doormen.
  30. 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.
  31. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
  32. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating
- vii. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **64 active licensed premises** within 750 ft. and 4 pending licenses according to LAMP; there is a Letter of No Objection with no cooking for the 1<sup>st</sup> floor of the licensed premises, support of the instant application being contingent on the removal of the rear yard from the licensed premises, 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 a On-Premises Restaurant Liquor License in the name of **225 Pizza LLC dba LTD Pizza 225 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, 43 Board Members in favor.

**8. Room Service Gansevoort St LLC dba Room Service 63 Gansevoort St aka 22-30 Little West 12th St 10014 (OP–Tavern)**

- i. **Whereas**, the Applicant and Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA #2 Licensing Committee to present an application to the NYS Liquor Authority for a new On-Premises Tavern Liquor License to operate an upscale cocktail lounge in a basement location within a six (6)-story, block through, commercial building (c. 1908), the main building entry being at 22-30 Little West 12<sup>th</sup> Street, the instant application being accessed from the single-story, ground level part of the building on Gansevoort Street between 9<sup>th</sup> Avenue and Washington Street (Block #644/Lot #43), this building falling within NYC

LPC's designated Gansevoort Market Historic District; and

- ii. **Whereas**, the basement premises is approximately 2,000 sq. ft.; there are 21 tables and 60 seats and one (1) bar with eight (8) seats for a total seated occupancy of 68 patrons and a maximum occupancy of 98 persons; the premises has one (1) door which will serve as patron ingress and egress and two (2) bathrooms; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
  
- iii. **Whereas**, the hours of operation will be from 4 PM to 12 AM on Sundays, 5 PM to 2 AM Tuesdays and Wednesdays, 5 PM to 3 AM Thursdays through Saturdays with the service of alcohol ending at 2 AM nightly and the premises will be closed Mondays, music will be recorded music, DJs and live music, there will be no televisions, no dancing, no promoted events, scheduled performances or cover fees and premises will operate by reservation only; all doors and windows will close by 4 PM nightly; the street level front entryway area may open at 9 AM for take-out coffee service only; there will be no service of alcohol in or from the street level entry area at any time and there will be no speakers installed in either the entry area or the long stairway leading to the basement; there will not be any sidewalk or roadway seating; and
  
- iv. **Whereas**, the premises was previously licensed as SNS Bar LLC (Lic ID #0370-23-130090, exp. 3/31/2025) from approximately 2019 through 2023 with a similar method of operation albeit with closing hours not later than 2 AM; the Applicant holds other liquor licenses in CB2, Man., has been licensed at the adjacent storefront under SLJ Bar LLC dba Common Ground (Lic. ID #0340-23-138275) for about 10 years; and
  
- v. **Whereas**, the Applicant executed a stipulation agreement with CB2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the "method of operation" of the new On-Premises Tavern Liquor License, with those stipulations as follows:
  - 1. Premises will be advertised and operate as an upscale cocktail lounge with less than a full kitchen but will serve food during all hours of operation.
  - 2. The hours of operation will be from 4 PM to 12 AM on Sundays, 5 PM to 2 AM Tuesdays and Wednesdays, 5 PM to 3 AM Thursdays through Saturdays with the service of alcohol ending at 2 AM nightly and the premises will be closed Mondays. All patrons will be cleared and no patrons will remain after stated closing time. The street level front entryway area may open at 9 AM for take-out coffee service only. There will be no service of alcohol in or from the street level entry area at any time
  - 3. Will not operate as a 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 or roadway café.

5. There may be DJs and live music (not larger than 3-piece band) in addition to recorded music. No music will be audible in any nearby residences or adjacent businesses at any time.
  6. Will not have any speakers of any kind in the entirety of the stairwell inclusive of the front entryway.
  7. Will not have televisions.
  8. Will operate by reservation only.
  9. Will close all doors and windows at 4 PM every night, allowing only for patron ingress and egress.
  10. Will not install or have French doors, operable windows or open facades.
  11. Will get LPC approval as necessary prior to making any changes to the existing façade.
  12. Will use security / door staff to ensure for-hire vehicles keep moving and don't impeded passage of other vehicles.
  13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  14. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
  15. Will not have: dancing, 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 CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest and public convenience would be served by the granting of a liquor license at this location where there already are a significant number of licensed establishments in Community Board 2 and in the immediate area, there being **44 active licensed premises** listed on LAMP within 750 feet of the subject premises, in addition to 1 pending license, the Applicant being known by and having met with area residents and addressed their concerns regarding sound mitigation and having security to address both patrons and for-hire vehicles in the late morning hours in particular, the Applicant withdrawing a similar application in April/2025 and returning to CB2, Man. with their proposed sound engineer and head of security this month to address concerns raised by the residents, the plans put in place being reasonable and the Applicant executing a stipulations agreement with Community Board 2 Manhattan for the sole purpose of establishing public interest; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for a new On-Premises Tavern Liquor License for **Room Service Gansevoort St LLC dba Room Service 63 Gansevoort St aka 22-30 Little West 12th 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 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, 43 Board Members in favor.

**9. Nuyores LLC 154 W 13<sup>th</sup> St 10011 (OP–Restaurant) (Transfer)**

- i. Whereas,** the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License to operate a full-service restaurant in the ground floor of a three (3)-story, mixed-use residential building (ca. 1846) on West 13<sup>th</sup> Street between 6<sup>th</sup> and 7<sup>th</sup> Avenues (Block #6084/Lot #12), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. Whereas,** the ground floor premises is approximately 2,100 sq. ft.; there will be 23 tables and 77 seats and one (1) bar with 10 for a total interior seating occupancy of 87 persons and a legal occupancy of 110 persons, there is one (1) entrance and two (2) exits and two (2) bathrooms, all windows are fixed and there are no existing French doors or facades that open out to the sidewalk; and
- iii. Whereas,** the premises to be licensed has been licensed with an On-Premises Liquor License from approximately 2013 to the summer 2023 under PEI Mussel Kitchen LLC dba Flex Mussels (Lic ID # **0340-22-113470, exp 10/31/2026**); **the instant application being an asset purchase with the method of operation remaining largely the same;** and
- iv. Whereas,** the hours of operation will be 5 PM to 11 PM Sundays through Saturdays (7 days a week), music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ’s, no live music, no promoted events or scheduled performances, and no cover fees; the store front infill being fixed without operable doors or windows that open out to the sidewal; there is no outdoor seating included with this application; and
- v. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the On-Premises Restaurant Liquor License, with those stipulations as follows:
  1. Will operate a full-service restaurant family restaurant serving a fusion menu with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be from 5 PM 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, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
  6. Will not have televisions.
  7. Will 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. 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 any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
  14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
  15. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
- vi. **Whereas**, 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 **57 active licensed premises** within 750 ft. and 6 pending licenses according to LAMP, the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for an On-Premises Restaurant Liquor License for **Nuyores LLC 154 W 13th St 10011**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

**Vote:** Unanimous, 43 Board Members in favor.

**10. Askili LLC 401 Ave of the Americas 10014 (OP–Restaurant)**

- i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License on the ground floor of two (2)-story commercial building (ca. 1879) on 6<sup>th</sup> Avenue South between Greenwich Avenue and Waverly Place (Block #5931/Lot #22), the building falling within the Greenwich Village Historic District and the Special Limited Commercial District; and
- ii. Whereas**, the premises is located in a 4,800 sq. ft. ground floor space (2,400 sq. ft. on the first floor connected by an interior staircase to a 2,400 sq. ft. basement, there being no patron use of the basement); there will be 18 tables and 62 seats, one (1) bar with six (6) seats for a total seating occupancy of 68 persons; there is one (1) entryway serving as both patron ingress and egress, one additional emergency exit and two (2) bathrooms; there is no sidewalk or roadway café or other outdoor seating included with this application; and
- iii. Whereas**, the hours of operation will be from 11 AM to 11 PM Sundays through Thursdays and 11 AM to 12 AM Fridays and Saturdays; all doors and windows will be closed at 10 PM every night and any time there is live music except for patron egress; music will be quiet background only consisting of music from iPod/CDs/streaming services and there may be acoustic music (no brass, percussion, microphones or other amplification) at private parties; there will be no dancing, DJs, promoted events, no scheduled performances or cover fees, velvet ropes, movable barriers security personnel or doormen; and
- iv. Whereas**, the premises had been operated from approximately 2016 to 2024 with a restaurant wine license under Hao Noodle and Tea LLC dba Hao Noodle (Lic. ID #0240-22-102707); and
- v. Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of the On-Premises Restaurant Liquor License and those stipulations are as follows:
  - 1. Premises will be operated and advertised as full-service Mediterranean 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 Thursdays and 11 AM to 12 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
  - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.

4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
  5. Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 11 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
  6. Will play recorded background music at conversational levels only. There may be acoustic music (no brass, percussion, microphones or other amplification) at private parties only. No music will be audible in any adjacent residences at any time.
  7. Will not have more than 24 private parties a year.
  8. Will not have televisions.
  9. Will close all doors and windows at 10 PM every night and any time there is live music, allowing only for patron ingress and egress.
  10. Will not have patron occupancy/service to any portion of the basement of licensed premises.
  11. Will not make changes to the existing façade except to change signage or awning.
  12. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
  13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
  15. 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.
  16. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
  17. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
  18. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises Liquor License at this location, there being **68 active licensed premises** within 750 ft. and 8 pending licenses according to LAMP, the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations and 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 **Askili LLC 401 Ave of the Americas 10014** **unless** the statements presented by the Applicant are accurate and

complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

**Vote:** Unanimous, 43 Board Members in favor.

**11. BEK6 LLC dba Andiano Pizza 402 6th Ave 10011 (RW–Restaurant)**

- i. Whereas,** the Applicant and the Applicant’s representative appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate a family pizza restaurant on the ground floor of a four (4)-story mixed-use building (c. 1951) on the northeast corner of 6<sup>th</sup> Avenue and West 8<sup>th</sup> Street (Block #572/Lot #1), the building falling within NYC LPC’s designated Greenwich Village Historic District and the Special Limited Commercial District; and
- ii. Whereas,** the ground floor storefront is approximately 2,400 sq. ft. with 1,200 sq. ft on the ground floor connected by an interior staircase to a 1,200 sq. ft. basement, the basement being used for storage purposes only with no patron use of the basement; there will 7 tables and 14 seats and one counter with no seats for a total seated capacity of 14 persons; there is one (1) entry which will serve as patron ingress and egress and one (1) bathroom; the storefront infill being fixed without operable windows or French doors that open out to the sidewalk; there is no outdoor seating included with this application; and
- iii. Whereas,** the hours of operation will be from 9 AM to 4 AM Sundays through Saturdays (7 days a week) with the service of alcohol ending at 12 AM Sundays through Thursdays and 1 AM Fridays and Saturdays; music will be 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, no movable barriers and no security personnel/doormen; and
- iv. Whereas** the storefront premises was previously licensed as Serafina to Go at 8<sup>th</sup> St LLC dba Serafina Express 8<sup>th</sup> St (Lic. ID # 0240-22-101251, exp 5/31/2026) from approximately 2021 to 2024; and
- v. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:

17. Will operate a full-service pizza restaurant with the kitchen open and full menu items available until closing every night.
  18. The hours of operation will be from 9 AM to 4 AM Sundays through Saturdays (7 days a week) with the service of alcohol ending at 12 AM Sundays through Thursdays and 1 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
  19. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  20. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
  21. 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.
  22. Will have no more than one (1) television no larger than 54". There will be no projectors and TV will operate in "closed caption" mode only without sound.
  23. Will close all doors and windows at all times, allowing only for patron ingress and egress.
  24. Will not have patron occupancy/service to any portion of the basement of licensed premises.
  25. Will change signage in order for it to be LPC compliant.
  26. Will not install or have French doors, operable windows or open facades.
  27. Will not make changes to the existing façade except to change signage or awning.
  28. Will have not more than 24 private parties/events per year.
  29. Will not take delivery orders past 11 PM and will work with delivery services to prevent noise and commotion on sidewalk.
  30. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  31. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
  32. 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.
  33. 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.
  34. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.
- vi. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **64 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 7 pending licenses within this same area, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule; and

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for a new Tavern Wine License for **BEK6 LLC dba Andiano Pizza 402 6th Ave 10011**, **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, 43 Board Members in favor.

**12. 290 Hudson Cafe LLC dba Hudson Square Dumpling House 290 Hudson St 10013 (OP–Restaurant)**

- i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Restaurant Liquor License 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**, 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
- iii. Whereas**, the hours of operation will be from 11 AM to 12 AM Sundays through Thursdays and 11 AM to 1 AM Fridays and Saturdays; all doors and windows will be closed at 10 PM every night except for patron egress; music will be 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, velvet ropes, movable barriers security personnel or doormen; and
- iv. Whereas**, the premises had been operated from 2018 until earlier this month with an On-Premises Restaurant Liquor License under **Nonna Beppa Soho LLC** (Lic. ID #0340-23-130281); the Applicant is a principal at Red Cat Bar LLC dba Bar Strega (Lic. ID #0340-22-114404) in CB2 and holds other liquor licenses in Manhattan and Brooklyn; and
- v. Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would

be incorporated into the “method of operation” of the On-Premises Restaurant Liquor License and those stipulations are as follows:

1. Premises will be operated and advertised as full-service Asian fusion restaurant with the kitchen open and full menu items available until closing every night.
  2. Hours of operation will be 11 AM to 12 AM Sundays through Thursdays and 11 AM to 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 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 have no more than two (2) television(s) no larger than 54". There will be no projectors and TV will operate in “closed caption” mode only without sound.
  7. Will close all doors and windows at 10 PM every night and any time there is live music, 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 make changes to the existing façade except to change signage or awning.
  10. Will not have more than 12 private parties per year.
  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.
- 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 **27 active licensed premises** within 750 ft. and 2 pending licenses according to LAMP, the agreed upon stipulations being reasonable, the

public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations and 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 **290 Hudson Cafe LLC dba Hudson Square Dumpling House 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, 43 Board Members in favor.

**13. 68 Perry St Corp dba Corner Bistro 331 W 4th St 10014** (OP–Restaurant) (Alteration: Dining Out NYC–Roadway) (Lic ID # 0340-23-129908)

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating consisting of 22 seats as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
  9. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 9 tables and 22 seats in the roadway adjacent to the curb on Jane Street between West 4<sup>th</sup> Street and Greenwich Avenue.
  10. Hours of operation for the Dining Out NYC roadway seating will be from 10 AM to 10 PM Sundays and 8 AM to 10 PM Mondays through Saturdays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
  11. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
  12. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
  13. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
  14. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.

15. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
16. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **68 Perry St Corp dba Corner Bistro 331 W 4th St 10014**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**14. Uncle Biagio LLC dba Don Angie 103 Greenwich Ave 10014 (OP–Restaurant) (Alteration: Dining Out NYC–Sidewalk, Roadway) (Lic. ID # 0340-23-128715)**

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add a sidewalk café and roadway seating consisting of **84 seats** in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
  10. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 7 tables and 10 seats on Greenwich Avenue between West 12<sup>th</sup> and Jane Streets and 14 tables and 20 seats on 12<sup>th</sup> Street between Greenwich Avenue and West 4<sup>th</sup> Street.
  11. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 9 tables and 28 seats on Greenwich Avenue between West 12<sup>th</sup> and Jane Streets and 9 tables and 26 seats on 12<sup>th</sup> Street between Greenwich Avenue and West 4<sup>th</sup> Street.
  12. All Dining Out NYC sidewalk and roadway café seating on Greenwich Avenue will end by and 11 PM and sidewalk and roadway café seating on West 12<sup>th</sup> Street will end by 10 PM, the 11 PM hours being consistent with what the Applicant had under the old DCWP program when seating consisted of only 14 seats, the 10 PM closing on West 12<sup>th</sup>

Street being a compromise reached with the Applicant due to the extensive increase in outdoor seating from the old DCWP program. No patrons will remain outside after stated closing time and all tables and chairs will be secured

13. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
14. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
15. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
16. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
17. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
18. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Uncle Biagio LLC dba Don Angie 103 Greenwich Ave 10014**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**15 NRK Cafe Inc dba Lelabar 422 Hudson St 10014 (TW–Tavern) (Alteration: Dining Out NYC–Sidewalk, Roadway) (Lic. ID # 0267-23-134885)**

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add a sidewalk café and roadway seating consisting of 40 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their Restaurant Wine License in addition to any other existing stipulations, with those supplementary stipulations as follows:

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

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **NRK Cafe Inc dba Lelabar 422 Hudson St 10014**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**16. Sushiro The Handrolls Bar Inc dba Sushiro 168 7<sup>th</sup> Ave South 10014 (TW–Tavern) (Change in Method of Operation) (Alteration: Dining Out NYC–Sidewalk) (Lic. ID # 0267-24-118060)**

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing Restaurant Wine License to add sidewalk café seating consisting of 12 seats as part of the Dining Out NYC program to their licensed premises; and

- ii. **Whereas**, the Applicant appeared before CB2, Man. in [October/2023](#) for a tavern wine license to operate a sushi handroll restaurant in a previously unlicensed ground floor storefront on 7<sup>th</sup> Avenue South, at which time CB2, Man. recommended approval of the application with stipulations, the stipulations included a prohibition on outdoor seating, the Applicant now wanting to add 6 tables and 12 seats on the sidewalk which will close at 10 PM every night, the Applicant was advised that the NYSLA and CB2 will also need a 30-day notice for a Change in Method of Operation and the execution of a new stipulation agreement which removes the prohibition on outdoor dining and includes the new sidewalk seating; and
- iii. **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 Japanese restaurant specializing in hand rolls with the kitchen open and full menu items available until closing every night.
  2. Hours of operation will be 12 PM to 112 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 6 tables and 12 seats. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
  5. Sidewalk café will close no later than 10 PM. All tables and chairs will be secured at this hour. There will be no host stands, bus or service stations on the sidewalk. No exterior music, speakers or TVs.
  6. Will play recorded background music at conversational levels 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 10 PM every night and any time there is live music, allowing only for patron ingress and egress.
  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.
  12. Will ensure bathroom access is not through food preparation area.
  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. Will not have dancing, DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or metal barricades or security personnel/doormen.
16. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
17. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration and change in method of operation to the existing Tavern Wine License for **Sushiro The Handrolls Bar Inc dba Sushiro 168 7th Ave South 10014** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**17. Natalex Restaurant Inc dba Burrito Loco 166 W 4th St (OP–Restaurant) (Alteration: DONYC–Roadway) (Lic. ID # 0340-23-131567)**

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the application is for 6 tables and 12 seats in the roadbed adjacent to the curb on West 4<sup>th</sup> Street; and
- iii. Whereas,** the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT’s Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations including two local block associations for this location, that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iv. Whereas,** the Applicant was asked if they would agree to closing the roadway café at 10 PM each night, CB2, Man. is requesting all Applicants who had no prior stipulations with CB2 regarding outdoor seating either under the old sidewalk café program or the new DOT Dining Out NYC program to agree to a closing of 10 PM nightly in order for the Applicant to open quickly with the opportunity to return for later hours after the new Outdoor Dining NYC

applications have been processed and its impacts on the community can be evaluated, the impacts to surrounding residents of the Dining Out NYC program being untested with multiple applications for outdoor seating in the immediate area coming before CB2, an area where no outdoor dining was previously permitted, the Applicant unwilling to sign the stipulation agreement with closing hours of 10 PM; and

- v. **Whereas**, the two local block associations, the Central Village Block Association and the Carmine Street Block Association both requested that the applicant stop operating their roadway café at 10 PM; and,
- vi. **Whereas**, the Applicant was unwilling to agree to any stipulations, including hours of operation for the operation of its exterior café and roadbed for purposes of the service of alcoholic beverages;

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application of the Alteration Application for Municipal Expansion for **Natalex Restaurant Inc dba Burrito Loco 166 W 4th St**; and

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

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

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

6 against (A. Brenna, C Dignes, J. Kaye, R. Kessler, P. McDaid, S. Secunda)

3 abstentions (L. Rakoff, E. Sigel, E. Smith)

1 recusal (R. Sanz)

**18. Sange Restaurant Tio Pepe 168 W 4th St (OP–Restaurant) (Alteration: DONYC–Roadway) (Lic. ID # 0340-23-129951)**

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the application is for 6 tables and 12 seats in the roadbed adjacent to the curb on West 4<sup>th</sup> Street; and
- iii. Whereas,** the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations, including two local block associations for this location, that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iv. Whereas,** the Applicant was asked if they would agree to closing the roadway café at 10 PM each night; CB2, Man. is requesting all Applicants who had no prior stipulations with CB2 regarding outdoor seating either under the old sidewalk café program or the new DOT Dining Out NYC program to agree to a closing of 10 PM nightly in order for the Applicant to open quickly with the opportunity to return for later hours after the new Outdoor Dining NYC applications have been processed and its impacts on the community can be evaluated, the impacts to surrounding residents of the Dining Out NYC program being untested with multiple applications for outdoor seating in the immediate area coming before CB2, an area where no outdoor dining was previously permitted, the Applicant unwilling to sign a stipulation agreement with closing hours of 10 PM; and
- v. Whereas,** the two local block associations, the Central Village Block Association and the Carmine Street Block Association both requested that the applicant stop operating their roadway café at 10 PM; and,
- vi. Whereas,** the Applicant was unwilling to agree to any stipulations, including hours of operation for the operation of its exterior café and roadbed for purposes of the service of alcoholic beverages;

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application of the Alteration Application for Municipal Expansion for **Sange Restaurant Tio Pepe 168 W 4th St**; and

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

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

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

6 against (A. Brenna, C Dignes, J. Kaye, R. Kessler, P. McDaid, S. Secunda)  
3 abstentions (L. Rakoff, E. Sigel, E. Smith)  
1 recusal (R. Sanz)

**19. Naughty Gull LLC dba The Clam 420 Hudson St 10014 (RW–Restaurant) (Alteration: Dining Out NYC–Roadway) (Lic. ID 0340-21-120106)**

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating consisting of 22 seats as part of the Dining Out NYC program to their licensed premises; and

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

17. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 11 tables and 22 seats adjacent to the sidewalk on Leroy Street between St. Luke's Place and Morton Street.
18. Hours of operation for the Dining Out NYC roadway seating will be from 12 PM to 10 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
19. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
20. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
21. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
22. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
23. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
24. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Naughty Gull LLC dba The Clam 420 Hudson St 10014**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**20. Jays Nickles and Dimes Inc. dba Westville 333 Hudson St 10013 (OP-Restaurant)**  
(Alteration: Dining Out NYC-Sidewalk, Roadway) (Lic. ID # 0340-22-112224)

i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add a sidewalk café and roadway

seating consisting of **40** seats in total as part of the Dining Out NYC program to their licensed premises; and

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

1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 12 tables and 24 seats on Hudson Street between Charlton and Van Dam Streets.
2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 8 tables and 16 seats on Hudson Street between Charlton and Van Dam Streets.
3. Hours of operation for the Dining Out NYC sidewalk café and roadway seating will be from 10 AM to 10 PM Saturdays through Sundays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
8. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of the application for the alteration to the existing On-Premises Liquor License for **Jays Nickles and Dimes Inc. dba Westville 333 Hudson St 10013**, to add seating under the Dining Out NYC program unless the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**21. Jankman LLC dba Jacks Wife Freda 50 Carmine St 10014 (Alteration: Dining Out NYC– Sidewalk) (Lic. ID # 0340-22-104395)**

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating consisting of 10 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
  9. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 5 tables and 10 seats on Carmine Street between Bedford and Bleecker Streets.
  10. Hours of operation for the Dining Out NYC sidewalk will be from 10 AM to 10 PM Sundays and 8 AM to 10 PM Mondays through Saturdays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
  11. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
  12. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
  13. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
  14. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
  15. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
  16. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Jankman LLC dba Jacks Wife Freda 50 Carmine St 10014**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**22. CGP Enterprises Inc dba Greek Taverna 95 University Pl 10003 (RW–Restaurant)**  
(Alteration: Dining Out NYC–Roadway) (Lic. ID #0240-23-141339)

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating consisting of **44 seats** as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
  1. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 10 tables and 20 seats on University Place between Prince and East 11<sup>th</sup> and East 12<sup>th</sup> Streets and 12 tables and 24 seats on East 11<sup>th</sup> Street at the southeast corner of University Place.
  2. Hours of operation for the Dining Out NYC roadway seating will be from 11 AM to 10 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
  3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
  4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
  5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
  6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
  7. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
  8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing Restaurant Wine License for **CGP Enterprises Inc dba Greek Taverna 95 University Pl 10003**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**23. Lilsantino Inc dba Daddies NYC 450 Hudson St 10014 (RW–Restaurant) (Alteration: Dining Out NYC–Sidewalk, Roadway) (Lic. ID #0240-23-139583)**

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add a sidewalk café and roadway café consisting of **56 seats** in total as part of the Dining Out NYC program to their licensed premises; and
  
- ii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
  1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 9 tables and 18 seats on Hudson Street between Barrow and Morton Streets.
  2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 19 tables and 38 seats on Hudson Street between Barrow and Morton Streets.
  3. Hours of operation for the Dining Out NYC sidewalk café and roadway seating will be from 11 AM to 10 PM Saturdays through Sundays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
  4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
  5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
  6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
  7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
  8. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
  9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing Restaurant Wine License for **Lilsantino Inc dba Daddies NYC 450 Hudson St 10014** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**24. Grey Dog Carmine Inc dba The Grey Dog 49 Carmine St 10014 (OP–Restaurant)**  
(Alteration: Dining Out NYC–Sidewalk, Roadway) (Lic. ID # 0340-23-139261)

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add a sidewalk café and roadway café consisting of 12 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
  1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 2 tables and 4 seats on Carmine Street between Bedford and Blecker Streets.
  2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 4 tables and 8 seats on Bedford Street between Carmine and Leroy Streets.
  3. Hours of operation for the Dining Out NYC sidewalk café and roadway seating will be from 10 AM to 10 PM Sundays and 8 AM to 10 PM Mondays through Saturdays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
  4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
  5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
  6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.

7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
8. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Grey Dog Carmine Inc dba The Grey Dog 49 Carmine St 10014** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**25. The Grey Dog Inc dba The Grey Dog 90 University Pl 10003 (OP–Restaurant) (Alteration: Dining Out NYC–Sidewalk, Roadway) (Lic. ID # 0340-23-137917)**

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add a sidewalk café and roadway café consisting of 24 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
  1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 4 tables and 8 seats on University Place between East 11<sup>th</sup> and East 12<sup>th</sup> Streets.
  2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 8 tables and 16 seats on University Place between East 11<sup>th</sup> and East 12<sup>th</sup> Streets.
  3. Hours of operation for the Dining Out NYC sidewalk café and roadway seating will be from 10 AM to 10 PM Sundays and 8 AM to 10 PM Mondays through Saturdays. No patrons will remain outside after stated closing time and all tables and chairs will be secured.

4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
8. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **The Grey Dog Inc dba The Grey Dog 90 University PI 10003** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**26. Den Noho LLC dba Bandits 44 Bedford St 10014 (OP-Tavern) (Alteration: DONYC-Sidewalk, Roadway) (Lic ID # 0370-23-139295)**

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License (Lic. ID #0370-23-139295) to add both a sidewalk café and roadway café consisting of 14 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant failed to appear before CB2's SLA Licensing Committee but submitted a diagram showing one (1) table and two (2) seats on the sidewalk on Leroy Street and two (2) tables and 12 seats in the roadbed of Leroy Street; and
- iii. **Whereas**, the Applicant had appeared for their on-premises tavern liquor license to operate a late night bar/tavern at the location (closing 2 AM Sundays to Wednesdays, 4 AM Thursdays to Saturdays) in [July/2020](#), during the Covid-19 pandemic and after the temporary Open Restaurants program for outdoor dining had launched, the premises having previously operated similarly with an on-premises license since 2005 under the name of Daddy-O's, the

Applicant planning to install operable windows which, combined with the late night hours, was very concerning to neighboring residents, the streets being narrow with the premises abutting a residential district and surrounded by residents, there being another late night bar directly across the street; in order to establish public interest for the issuing of the license the Applicant stipulated to close all doors and windows at 9 PM and to not operate any outdoor area for commercial purposes or to have a sidewalk café in the future; and

- iv. **Whereas**, upon opening in May/2021, when indoor seating was permitted at 100% occupancy, and in derogation of the executed stipulation agreement, the Applicant proceeded to install roadway and seating on both Bedford and Leroy Streets; CB2, Man. receiving many complaints from neighboring residents about late night noise from patrons and staff on the exterior with doors and windows being left open past 9 PM, the Applicant being asked to re-appear, and did, before CB2, Man.'s SLA licensing committee in [July/2021](#), the Applicant was presented with supplemental stipulations that the existing outdoor dining would end when the emergency executive orders 126 and/or 128 were rescinded with specified closing hours, the Applicant agreeing in principle to execute the supplemental stipulations but never did so, the Applicant to date has not filed for a Change in Method of Operation to remove the executed stipulation prohibiting outdoor seating as required by NYSLA guidance dated June 30, 2022 and the current updated NYSLA guidance; and
- v. **Whereas**, to obtain its 2021 liquor license, a license which required a demonstration of public interest to operate until 4am within a residential neighborhood, with residents living immediately adjacent to, over and across the street from this licensed location, the applicants fully agreed, in person and by stipulation agreement with its residential neighbors and with this Community Board to not operate at any time on the exterior, and to maintain any and all noise emitting from the interior of the licensed establishment; and
- vi. **Whereas**, immediately nearby residents appeared to speak in opposition to any outdoor seating at the location stating the ongoing problems with late night noise due to patrons and staff congregating on the sidewalks, the Applicant has recently installed both sidewalk and roadway seating on Leroy street that is non-compliant with the Dining Out NYC program, the roadway seating being in a "No Standing Anytime" zone which is not permitted, additionally the roadway barrier is a simple metal barricade, is not filled with anything let alone the required "minimum of 150 pounds per linear foot" as stated in the Dining Out NYC rules and poses a significant safety concern for patrons, particularly being located on the far corner of an intersection with oncoming traffic, the sidewalk seating being too close to ventilation grates and not leaving the required minimum clear path; and
- vii. **Whereas**, the public interest standard should not be allowed to be circumvented by this application; and,

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the Alteration Application for Municipal Expansion for **Den Noho LLC dba Bandits 44 Bedford St 10014**; and

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

**Vote:** Unanimous, 43 Board Members in favor.

**27. The Pizza Box NY LLC 176 Bleecker St 10012 (RW–Restaurant)**

- i. Whereas**, the Applicants appeared before Community Board 2, Manhattan’s SLA Licensing Committee #2 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate a quick-service, upscale farm to pizza restaurant on the ground floor of a five (5)-story mixed-use building (c. 1861) on Bleecker Street between MacDougal and Sullivan Streets (Block #526/Lot #61), the building falling within NYC LPC’s designated South Village Historic District; and
- ii. Whereas**, the ground floor storefront is approximately 2,680 sq. ft. (1,000 sq. ft on the ground floor connected by an interior staircase to a 1,080 sq. ft. basement, the basement being used for storage purposes only with no patron use of the basement); there will 10 tables and 40 seats and one counter with ten (10) seats for a total seated capacity of 50 persons; there is one (1) entry which will serve as patron ingress and egress and one (1) bathroom; there is a Letter of No Objection for an eating and drinking establish with less than 75 persons for the 1<sup>st</sup> floor; and
- iii. Whereas**, the hours of operation will be from 11 AM to 12 AM Sundays through Thursdays and 11 AM to 2 AM Fridays and Saturdays with the service of alcohol ending no later than 1 AM; music will be 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, no movable barriers and no security personnel/doormen; there is a rear yard included with this application consisting of four (4) tables and 16 seats which will close each evening not later than 9 PM, there will be no music, speakers in the rear yard; and
- iv. Whereas** the storefront premises was previously licensed for beer and wine as Street Food Chaat LLC dba Honest (Lic. ID # 0240-23-16167, exp 5/31/2024) from approximately 2023 through 2024; and

- v. **Whereas** the Applicant had been placed on the May/2025 SLA #1 Licensing Committee but misunderstood the meeting process and failed to appear, requesting after the fact to appear at the May/2025 SLA #2 Licensing Committee when the application was heard as new business; no one had appeared in favor or opposition to the instant application at either the SLA #1 or SLA #2 Licensing Committee meetings; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:
1. Will operate a full-service farm to pizza restaurant with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be from 11 AM to 12 AM Sundays through Thursdays and 11 AM to 2 AM Fridays and Saturdays with the service of alcohol ending no later than 1 AM. All patrons will be cleared and no patrons will remain after stated closing time.
  3. Will operate a back yard garden consisting of 4 tables and 16 seats. There will be no music, no speakers or other amplified devices in the back yard. Back yard seating will end at 9 PM each night. All patrons and staff will be cleared at this hour, area closed and lights turned off.
  4. Will not operate any other outdoor area for commercial purposes including any sidewalk or roadbed café.
  5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
  6. Will not have televisions.
  7. Will 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 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 CB2, Man. prior to submitting changes to any stipulation agreed to herein.

- vii. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **134 active licensed premises** within 750 feet of the proposed premises according to LAMP to be licensed and an additional 9 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

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for a new Restaurant Wine License for **The Pizza Box NY LLC 176 Bleecker St 10012**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**28. RDK Restaurant Corp dba Bistro Les Amis 180 Spring St 10012 (OP–Restaurant) (Alteration: Dining Out NYC–Sidewalk) (Lic. ID # 0340-23-131578) (*appearance waived*)**

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating consisting of **30 seats** in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
  - 1. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 3 tables and 6 seats on Spring Street at the southeast corner of Spring and Thompson and 12 tables and 24 seats on Thompson between Spring and Broome Streets.
  - 2. Hours of operation for the Dining Out NYC sidewalk will be from 11 AM to 11 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
  - 3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
  - 4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
  - 5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.

6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
7. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.
- 9.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **RDK Restaurant Corp dba Bistro Les Amis 180 Spring St 10012**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**29. Tiger Ale LLC dba Blind Tiger Ale House 281 Bleecker St 10014 (TW–Tavern)** (Alteration: Dining Out NYC–Sidewalk, Roadway) (Lic. ID # 0240-23-141525) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add a sidewalk café and roadway seating consisting of 25 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:

1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 3 tables and 6 seats on Jones Street between Bleecker and West 4<sup>th</sup> Streets and 2 tables and 4 seats on Bleecker Street between Jones and Barrow Streets.
2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 6 tables and 15 seats on Jones Street between Bleecker and West 4<sup>th</sup> Streets.
3. Hours of operation for the Dining Out NYC sidewalk café and roadway seating will be from 10 AM to 10 PM Saturdays through Sundays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
8. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Tiger Ale LLC dba Blind Tiger Ale House 281 Bleecker St 10014** , to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**30. Felice Hudson LLC dba Felice 615 Hudson St 10014 (OP–Restaurant) (Alteration: Dining Out NYC–Sidewalk) (Lic. ID # 0340-22-111181)**

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating consisting of 8 seats in total as part of the Dining Out NYC program to their licensed premises; and

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

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

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Felice Hudson LLC dba Felice 615 Hudson St 10014** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**31. Restaurant Ventures of NY Inc dba Altesi Downtown 200 Spring St 10012** (OP– Restaurant) (Alteration: Dining Out NYC–Sidewalk) (Lic. ID # 0340-23-131566) (*appearance waived*)

i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add sidewalk café seating consisting of 16 seats in total as part of the Dining Out NYC program to their licensed premises; and

- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
1. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 4 tables and 16 seats on Sullivan Street between Spring and Broome Streets.
  2. Hours of operation for the Dining Out NYC sidewalk will be from 12 PM to 10 PM on Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
  3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
  4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
  5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
  6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
  7. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
  8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Restaurant Ventures of NY Inc dba Altesi Downtown 200 Spring St 10012** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**32. Restaurant 597 Inc dba Bus Stop Cafe 597 Hudson St 10014 (RW–Restaurant) (Alteration: Dining Out NYC–Sidewalk) (Lic. ID # 0240-21-123467)**

- i. **Whereas**, CB2, Man. received a 30-day notice for an Alteration to the Restaurant Wine license in order to add sidewalk seating to the licensed premises, the Applicant was placed on

CB2, Man.'s SLA Licensing Committee #2 agenda and was emailed multiple times but did not submit their application nor did they appear at the scheduled meeting; while the Applicant did have sidewalk café seating under the pre-pandemic DCWP program, without seeing plans it was impossible to know what the new plans consist of; and

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends denial of the Alteration Application for Municipal Expansion for **Restaurant 597 Inc dba Bus Stop Cafe 597 Hudson St 10014**; and

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

**Vote:** Unanimous, 43 Board Members in favor.

**33. 4 Charles Street Restaurant LLC dba 4 Charles Prime Rib 4 Charles St 10014** (OP–Restaurant) (Alteration: Dining Out NYC–Roadway) (Lic. ID # 0340-22-104246) )  
(*appearance waived*)

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating consisting of 8 seats as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
- iii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
  1. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 2 tables and 8 seats on Charles Street between Greenwich Avenue and 7<sup>th</sup> Avenue South.

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

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **4 Charles Street Restaurant LLC dba 4 Charles Prime Rib 4 Charles St 10014** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**34. Josan & Josan Inc dba Taco Mahal 73 7<sup>th</sup> Ave South 10014** (RW–Restaurant) (Alteration: Dining Out NYC–Sidewalk) (Lic. ID # 0240-22-102271) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing Restaurant Wine License to add sidewalk café seating consisting of 24 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:

1. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 4 tables and 10 seats on Perry Street between Hudson and Greenwich Streets and 12 tables and 24 seats on 7<sup>th</sup> Ave South between Barrow and Bleecker Streets.
2. Hours of operation for the Dining Out NYC sidewalk will be from 10 AM to 10 PM on Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
7. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for the alteration to the existing Restaurant Wine License for **Josan & Josan Inc dba Taco Mahal 73 7<sup>th</sup> Ave South 10014** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

**35. Branch Office Farm Brewery F&B Wine, Beer & Cider dba Talea Beer Inc 102 Christopher St 10014 (TW–Tavern) (Alteration: Dining Out NYC–Roadway) (Lic. ID # 0267-25-102762) (*appearance waived*)**

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating consisting of 12 seats as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the

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

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

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of the application for the alteration to the existing Tavern Wine License for **Branch Office Farm Brewery F&B Wine, Beer & Cider dba Tala Beer Inc 102 Christopher St 10014** to add seating under the Dining Out NYC program unless the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

**Vote:** Unanimous, 43 Board Members in favor.

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

**36. Shampang Inc 263 Bleecker St 10014 (RW–Restaurant) (Back yard)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on May 8, 2025, the Applicant requested to withdraw this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends

that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license **Shampang Inc 263 Bleecker 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, 43 Board Members in favor.

**37. Ad Hoc Collective LLC dba Ad Hoc 13 Christopher St 10014 (TW-Tavern) (previously unlicensed)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on May 8, 2025, the Applicant requested **to lay over** this application to June/2025 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Ad Hoc Collective LLC dba Ad Hoc 13 Christopher St 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 43 Board Members in favor.

**38. AV 7th Ave LLC dba All'Antico Vinaio 89 7th Ave South 10014 (TW-Tavern) (DONNYC-Sidewalk)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on May 8, 2025, the Applicant requested **to lay over** this application to June/2025 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of

operation, alteration, transfer or other changes to any existing license for **AV 7th Ave LLC dba All'Antico Vinaio 89 7th Ave South** 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, 43 Board Members in favor.

**39. Shosh NYC LLC dba Shosh NYC 41 Greenwich Ave 10014 (OP–Restaurant) (Class change)**

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on May 8, 2025, the Applicant requested to lay over this application to June/2025 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA deny any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Shosh NYC LLC dba Shosh NYC 41 Greenwich Ave 10014** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 43 Board Members in favor.

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

**Whereas**, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on May 8, 2025, the Applicant requested to lay over this application to June/2025 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA deny any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Charlie Boy 263 LLC dba Charlie Boy 47 7th Ave South 10014** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application

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

**Vote:** Unanimous, 43 Board Members in favor.

**41. 359 Nigel LLC fka An Entity to be formed by Tomer Blechman 359 6th Ave 10014 (OP–Restaurant) (DONYC–Sidewalk)**

**Whereas**, following this month’s CB2, Man. SLA #2 Licensing Committee Meeting on May 8, 2025, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license **359 Nigel LLC fka An Entity to be formed by Tomer Blechman 359 6th Ave 10014** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 43 Board Members in favor.

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

**Whereas**, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on May 8, 2025, the Applicant requested **to lay over** this application to June/2025 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Train Design LLC and The Third Man Management LP dba Pastis 54 56 Gansevoort St 10014** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant

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

**Vote:** Unanimous, 43 Board Members in favor.

**43. JST Restaurant Corp dba Tavern on Jane 31 8th Ave 10014 (OP–Restaurant) (Alteration: DONYC–Open Streets)**

**Whereas**, prior to this month’s CB2, Man. SLA #2 Licensing Committee Meeting on May 8, 2025, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license **359 Nigel LLC fka An Entity to be formed by Tomer Blechman 359 6th Ave 10014 until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 43 Board Members in favor.

**44. Happy Cooking, LLC dba Joseph Leonard 170 Waverly Pl 10014 (OP–Restaurant) (Alteration: DONYC–Sidewalk)**

**Whereas**, prior to this month’s CB2, Man. SLA #2 Licensing Committee Meeting on May 8, 2025, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license **Happy Cooking, LLC dba Joseph Leonard 170 Waverly Pl 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, 43 Board Members in favor.

**45. Penmanship LLC dba Jeffrey's Grocery 172 Waverly Pl 10014 (OP–Restaurant)  
(Alteration: DONYC–Sidewalk)**

**Whereas**, prior to this month's CB2, Man. SLA #2 Licensing Committee Meeting on May 8, 2025, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license **Penmanship LLC dba Jeffrey's Grocery 172 Waverly Pl 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, 43 Board Members in favor.

**46. George Marcel LLC dba Fairfax 234 W. 4th St. 10014 (OP–Restaurant) (Alteration:  
DONYC–Sidewalk, Roadway)**

**Whereas**, prior to this month's CB2, Man. SLA #2 Licensing Committee Meeting on May 8, 2025, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license **George Marcel LLC dba Fairfax 234 W. 4th St. 10014 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous, 43 Board Members in favor.

## STREET ACTIVITIES

**1. \*5.8-5.11.25 – Fenty Beauty Gloss Bomb Pop-Up. (Sponsor: Shopify), Greene St. bet. Prince & W. Houston Sts. [curb lane only-W]**

**Whereas**, the applicant, representing e-commerce company Shopify, is holding a 3-day pop-up activation in conjunction with beauty brand Fenty, at its storefront at 131 Greene Street; and

**Whereas**, in conjunction with the pop-up, the applicant is seeking a curb lane and sidewalk closure for a line on the sidewalk as well as parking for branded taxis in curb lane; and

**Whereas**, in order to minimize line-up on the sidewalk, the applicant is employing an online RSVP system for attendees, with attendees limited at 214 people per hour and no more than 50 people inside the shop at any given time; and

**Whereas**, there is no other activation planned outside on the sidewalk or curb lane; and

**Whereas**, rope and stanchions will be placed along the sidewalk for line management, with 10 security guards present to assist with the line and entry to the pop-up; and

**Whereas**, the applicant has performed outreach to surrounding businesses; now

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

**Vote:** Unanimous, 43 Board Members in favor.

**2. \*5.10.25 – Fenty Beauty Taxi Stunt (Sponsor: Fenty Beauty), Washington Sq. So. bet. LaGuardia Pl. & Thompson St. [SW & curb lane closure-So.]**

**Whereas**, the applicant, beauty brand Fenty, is seeking to hold a 1-day curb lane activation on Washington Square South to support a new product launch; and

**Whereas**, the activation will consist of wrapped taxis parked in the curb lane on Washington Square South between LaGuardia Place and Thompson Streets, with passers-by and attendees having the option for “photo moments” with the wrapped taxis; and

**Whereas**, the applicant does not plan on any giveaways, with the token giveaway mentioned in the application no longer planned; and

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

**Whereas**, there will be no pre-promotion of the event; and

**Whereas**, rope and stanchions will be placed along the sidewalk for line management, 4 brand ambassadors and 2 security guards on-site to assist; now

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

**Vote:** Unanimous, 43 Board Members in favor.

**3. \*5.10.25 – Paul Smith – Bar Paul Pop-Up (Sponsor: Paul Smith LLC), Prince St. bet. Broadway & Mercer St. [curb lane only-E]**

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

**Therefore Be It Resolved** that CB2 Manhattan recommends **denial** of **Paul Smith – Bar Paul Pop-Up (Sponsor: Paul Smith LLC)**.

**Vote:** Unanimous, 43 Board Members in favor.

**4. \*5.10.25 – Thayers Sampling Truck – Broadway (Sponsor: New York Food Truck Association), Broadway bet. Prince & W. Houston Sts. [curb lane only-W.]**

**Whereas**, the applicant, representing beauty brand Thayers, is seeking to hold a sampling truck activation on Broadway, between Prince and Houston Streets; and

**Whereas**, the event is expected to consist of a sampling truck parked in the curb lane, giving out free packaged toner samples and roses from 10 AM– 4 PM on Saturday, May 10<sup>th</sup>; and

**Whereas**, the applicant intends to give away up to 600 samples; and

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

**Whereas**, rope and stanchions will be placed along the sidewalk for line management, with the line to run north towards Houston and to be cut off if it reaches Houston; and

**Whereas**, brand ambassadors and support staff will be present during the activation to assist in line management and sanitation, with at least one trash can on-site for waste; now

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

**Vote:** Unanimous, 43 Board Members in favor.

**5. \*5.11.25 – Canada Goose Beverage Cart – SoHo (Sponsor: Canada Goose), Spring St. bet. Greene & Wooster Sts. [partial SW closure-No.]**

**Whereas**, the applicant, clothing brand Canada Goose, is seeking to hold a beverage cart activation adjacent to its storefront at 101 Wooster, on Spring Street between Greene and Wooster Streets; and

**Whereas**, the event is expected to consist of a beverage cart on the sidewalk, giving out free cups of iced tea from 12 PM– 6 PM on Sunday, May 11<sup>th</sup>; and

**Whereas**, the applicant intends to give away up to 800 servings; and

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

**Whereas**, rope and stanchions will be placed along the sidewalk for line management, with the line to be cut off if it runs around the block to Prince; and

**Whereas**, a manager, 2 brand ambassadors and 2 security staff will be present during the activation to assist in line management and sanitation, with two trash cans on-site for waste; and

**Whereas**, the applicant expressed willingness to move the cart to Wooster instead of Spring should it be deemed easier for pedestrian traffic / line management; now

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

**Vote:** Unanimous, 43 Board Members in favor.

**6. \*5.11.25 – Mother’s Day Floral Cart (Sponsor: Air Mail 546 Hudson Street, LLC), Hudson St. bet. Charles & Perry Sts. [SW & curb lane closure-E.]**

**Whereas**, the applicant, media company Air Mail, is seeking to hold a floral cart activation in front of its storefront at 546 Hudson Street, between Charles and Perry Streets; and

**Whereas**, the event is expected to consist of a floral cart on the sidewalk, giving out floral arrangements to customers of the shop from 9 AM– 6 PM on Sunday, May 11<sup>th</sup>; and

**Whereas**, the applicant intends to give away up to 125 flower arrangements throughout the day, with no more than 12-15 customers per hour expected; and

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

**Whereas**, should any line form for flowers, it would be run south along the block; and

**Whereas**, Air Mail staff from the store will be on site to assist in any line maintenance or sanitation needs; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of **Mother’s Day Floral Cart (Sponsor: Air Mail 546 Hudson Street, LLC)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

**Vote:** Unanimous, 43 Board Members in favor.

7. **\*5.13.25 – Disney Upfronts After Party (Sponsor: Preferred Security and Investigations Inc.), 1) 9th Ave. bet. W. 13 & W. 14th Sts. [curb lane only-Both]; 2) Washington St. bet. Little W. 12th & W. 14th Sts. [[curb lane only-E.]; 3) Little W. 12thSt. bet. 9th Ave. 7 Washington St. [curb lane only-No.]; 4) Horatio St. bet. Greenwich & Washington Sts. [curb lane only-No.]; 5) Greenwich St. bet. Gansevoort & Horatio Sts. [curb lane only-E.]**

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

**Therefore Be It Resolved** that CB2 Manhattan recommends **denial** of **Disney Upfronts After Party (Sponsor: Preferred Security and Investigations Inc.)**.

**Vote:** Passed, with 42 Board Members in favor, 1 recusal (D. Raftery).

8. **\*5.16.25 – Intermezzo NYC – Private Light Fixture Showcase at 19 Mercer St. (Sponsor: Le Range LLC), Mercer St. bet. Canal & Grand Sts. [partial SW closure-W.]**

**Whereas**, the applicant is planning on holding a private event for interior design professionals at 19 Mercer Street on Friday, May 16<sup>th</sup>, and is seeking a curb lane and partial sidewalk closure for a food truck and check-in table to serve food to attendees of the event; and

**Whereas**, the interior design event is expected to have around 50 attendees and will run from 6-8 PM on Friday, May 16<sup>th</sup>; and

**Whereas**, the applicant intends to park the food truck in the curb lane and a check-in table on the sidewalk, with rope and stanchions to manage any line that forms, though with limited attendees to the event there should not be a long line; and

**Whereas**, the applicant had originally intended to have other tables for guests to sit outside and eat, but this is no longer planned; and

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

**Whereas**, the applicant spoke to management of 19 Mercer and nearby buildings to make them aware of the event; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval of Intermezzo NYC – Private Light Fixture Showcase at 19 Mercer St. (Sponsor: Le Range LLC), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

**Vote:** Unanimous, 43 Board Members in favor.

**9. \*5.16-5.18.25 – Son of Noise (Sponsor: GSS Security Services, Inc.), Greene St. bet. Canal & Grand Sts. [curb lane only-W.]**

**Whereas**, the applicant, representing clothing brand Parke, is holding a 3-day pop-up store activation on Greene Street, between Canal and Grand Streets, from May 16<sup>th</sup> through May 18<sup>th</sup>, and

**Whereas**, in conjunction with the pop-up, the applicant is seeking a partial curb lane and closure for a line with rope and stanchions as well as potentially a coffee cart for those waiting on line; and

**Whereas**, the pop-up will open each day at 10 AM and close at 6 PM; and

**Whereas**, there is no other activation planned outside on the sidewalk or curb lane other than the potential coffee cart; and

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

**Whereas**, rope and stanchions will be placed along the curb lane for line management, with brand ambassadors and security guards present to assist with the line and entry to the pop-up; and

**Whereas**, the applicant understands the need for gaps in the line to allow access to fire hydrants; now

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

**Vote:** Unanimous, 43 Board Members in favor.

**10. \*5.18.25 – 214 Lafayette St. Event (Sponsor: Scenester), Lafayette St. bet. Kenmare & Spring Sts. [SW & curb lane closure-W.]**

**Whereas**, the applicant, representing skincare brand Dr. Barbara Sturm, is holding a series of talks at their pop-up on Lafayette street, between Kenmare and Spring Streets, on May 15<sup>th</sup>-18<sup>th</sup>; and

**Whereas**, in conjunction with the pop-up, the applicant is seeking a curb lane closure for a line with rope and stanchions and a branded cart as well as curb lane closure for two production vehicles in front of 218 and 220 Lafayette Street; and

**Whereas**, the pop-up will open each day at 9 AM and close at 6 PM; and

**Whereas**, the talks are invite-only, obtained from pre-registering; and

**Whereas**, any passersby cannot attend the talks, but can receive a postcard with small skincare sample from a brand ambassador; and

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

**Whereas**, rope and stanchions will be placed along the building going north, with brand ambassadors and security guards present to assist with the line and entry to the pop-up; and

**Whereas**, a brand ambassador will be present along the south side of the building to hand out samples but the applicant does not anticipate a line forming due to the speed at which the postcard is handed out; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval of 214 Lafayette St. Event (Sponsor: Scenester), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

**Vote:** Unanimous, 43 Board Members in favor.

11. **\*5.20.25 – Design Scene – Amazon Prime Roadshow (Sponsor: Promobile Marketing LLC), Varick St. bet. Canal & Grand Sts. [SW & curb lane closure-E.]**
12. **\*5.22.25 – Design Scene – Amazon Prime Roadshow (Sponsor: Promobile Marketing LLC), King St. bet. Hudson & Varick Sts. [SW & curb lane closure-So.]**

**Whereas**, the applicant, representing Amazon Prime, is hosting two experiential, invite-only activations for agency partners on Varick Street, between Canal and Grand Streets on 5.20.25 and on King Street between Hudson and Varick Streets on 5.22.25; and

**Whereas**, the activations are each expected to consist of a large, enclosed container inside of which a tech demo, photo op, and quiz will be provided and a food truck parked in the curb lane, giving out free to-go food and drink items to activation invitees; and

**Whereas**, the applicant intends to have no more than 5-8 people at a time in the containers and no more than 100 total throughout the day; and

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

**Whereas**, each event will have three generators (one for the food truck, one for the activation, one for redundancy); and

**Whereas**, rope and stanchions will be placed along the sidewalk for line management as well as one security person and sanitation for food; now

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

**Vote:** Unanimous, 43 Board Members in favor.

**13. \*5.23.25 – Fora x Jamaica Day (sponsor: Fora Travel), W. Broadway bet. Prince & Spring Sts. [curb lane only-E.]**

**Whereas**, the applicant, travel agency Fora, is partnering with the Jamaican tourism board to hold a food truck activation on Broadway, between Prince and Spring Streets; and

**Whereas**, the event is expected to consist of a food truck parked in the curb lane, giving out free samples of Jamaican food and information on tourism in Jamaica, from 3 PM – 7 PM on Friday, May 23<sup>rd</sup>; and

**Whereas**, the applicant intends to give away up to 200 food samples; and

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

**Whereas**, rope and stanchions will be placed along the sidewalk for line management and sanitation; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of **Fora x Jamaica Day (sponsor: Fora Travel)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

**Vote:** Unanimous, 43 Board Members in favor.

**14. \*5.26.25 – Curbside Skewer (Sponsor: Red Baron Ink), W. 14th St. bet. 7th & 8th Aves. [curb lane only-W.]**

**Whereas**, the applicant, Red Baron Ink, is partnering with Chef Wulan del Valle of Curbside Skewer to host her food truck in the curb lane of 14<sup>th</sup> Street, in front of the Red Baron Ink tattoo shop; and

**Whereas**, the event is expected to consist of a food truck parked in the curb lane, selling Indonesian food on May 26<sup>th</sup>; and

**Whereas**, the applicant intended to use charcoal but agreed to change to an electric grill

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

**Whereas**, the applicant does not anticipate lines but in such case, will line people up along the side of the curb extending beyond the truck; and

**Whereas**, the shop's 12 tattoo artists will help with any lines should they form; now

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

**Vote:** Unanimous, 43 Board Members in favor.

**15. \*5.22-6.6.25 – Union Square Night Market (Sponsor: Urbanspace Holdings Inc.), E. 14th St. bet. Broadway & University Pl. curb lane only-So.]**

**Whereas**, the applicant is seeking production event approval for production parking / load-in and load-out in support of the Union Square Night Market taking place in Union Square in late May and early June; and

**Whereas**, the applicant intends to use the curb lane for parking for 4 hours per day; and

**Whereas**, this application is purely for production parking with no other activation planned within CD2; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of **Union Square Night Market (Sponsor: Urbanspace Holdings Inc.)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

**Vote:** Unanimous, 43 Board Members in favor.

**16. \*6.7.25 – Adidas Event (Sponsor: Red Rock Outdoor), Lafayette St. bet. Kenmare & Spring Sts. [curb lane only-both sides]**

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

**Whereas**, members of the public noted that this event was likely to be particularly disruptive; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **denial** of **Adidas Event (Sponsor: Red Rock Outdoor)**.

**Vote:** Unanimous, 43 Board Members in favor.

**17. \*6.14.25 – Religious Festival of the Franciscan Friars (Sponsor: Friars Minor of the Order of St. Francis), Sullivan St. bet. Prince & W. Houston Sts. [full street closure-full]**

**18. \*6.15.25 – Catholic Festival of SoHo (Sponsor: The JoyJ initiative), Sullivan St. bet. Prince & W. Houston Sts. [full street closure-full]**

**Whereas,** the applicants, Friars Minor of the Order of St. Francis and The JoyJ initiative, are partnering with the Church of St. Anthony of Padua to host a religious festival raising money for church basement and kitchen repairs and upgrades; and

**Whereas,** the event is expected to consist of procession on Friday evening, May 13<sup>th</sup> along with a two-day street fair and religious celebration; and

**Whereas,** as part of such, the applicants are requesting full street closure; and

**Whereas,** the event was held last year with no reported issues; and

**Whereas,** the event will have similar attractions to last year: carnival games, food for sale (potentially including alcohol), and religious items for sale; and

**Whereas,** light speakers will be used in the parking lot of the church on Houston Street; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of both **Religious Festival of the Franciscan Friars (Sponsor: Friars Minor of the Order of St. Francis) and Catholic Festival of SoHo (Sponsor: The JoyJ initiative), provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

**Vote:** Unanimous, 43 Board Members in favor.

#### **FYI / RENEWAL**

**19. 5.12-5.16.25 – 5th Annual USP 14th St. Busway Mural (Sponsor: Union Square Partnership), E. 14th St. bet. Broadway & University Pl. [SW & curb lane closure-So.]**

**20. 5.12.25 – BEYOND- HEREs 31st Annual Gala (Sponsor: HERE Arts Center), Dominick St. bet. 6th Ave. & Varick St. [SW & curb lane closure-No.]**

**21. 5.17.25 – Annual Krewe – Big Easy Street Event (Sponsor: Krewe Foundation), Gansevoort St. bet. 9th Ave. & Washington St. [full street closure-Full]**

**22. 6.2.25 – Movies on the Cobble No. 7 (Sponsor: Meatpacking District Management Association), W. 12th/W. 13thGansevoort Pedestrian Plaza [full]**

23. 6.5-6.7.25 – JBL Party Box Product Launch Event at The JBL Store (Sponsor: Triggerhouse), 1) Crosby St. bet. E. Houston & Prince Sts. [full street closure-full]; 2) E. Houston St. bet. Broadway & Crosby St. [SW & street closure-So.]; 3) Broadway bet. E. Houston & Prince Sts. [SW & street closure-E.]
24. 6.7.25 – Macdougall Street Mambo (Sponsor: Edible Schoolyard New York), Macdougall St. bet. Prince & W. Houston Sts. [full street closure-full]
25. 6.14.25 – The LGBT Community Center Juneteenth Block Party (Sponsor: The Lesbian and Gay Community Services Center, Inc.), W. 13th St. bet. Greenwich & 7th Aves. [full street closure-full]
26. 6.21.25 – Washington Sq North Fair (Sponsor: Greenwich House), Washington Sq. No. bet. Macdougall St. & University Pl. [full street closure-full]
27. 6.21.25 – Make Music New York (Sponsor: Village Alliance), Astor Place Plaza So. [full]
28. 6.29.25 – Family Fest at PrideFest (Sponsor: Heritage of Pride, Inc.), Astor Place Plaza So. [full]
29. 6.29.25 – Production Parking for PrideFest Sponsor: Heritage of Pride, Inc.), 1) E. 10th St. bet. 3rd & 4th Aves. [SW & curb lane closure-No.]; 2) E. 9th St. bet. 3rd Ave. & Broadway [SW & curb lane closure-No.]; 3) Cooper Sq. bet. 3rd Ave. & E. 8th St. [SW & curb lane closure-W.]
30. 6.29.25 – Take Action, Take Control Health Fair (Sponsor: TAG Treatment Action Group), Thompson St. bet. Washington Sq. So. & W. 3rd St. full street closure-full]
31. 6.30.25 – Mobile Unit 2025- Much Ado About Nothing @ Astor Place (Sponsor: New York Shakespeare Festival DBA Public Theater), Astor Place Plaza So. [full]
32. 7.12.25 – 14th Annual WitchesFest USA (Sponsor: NYC Wiccan Family Temple), Astor Pl. bet. Broadway & Lafayette St. SW & street closure-both]
33. 7.19.25 – Bleecker Street Fair (Sponsor: Our Lady of Pompeii Church), 1) Bleecker St. bet. 6th Ave. & 7th Ave. So. [full street closure]; 2) Carmine St. bet. Bedford St. & 6th Ave. [full street closure]
34. 7.26.25 – OCM Street Fair (Sponsor: Oversea Chinese Mission), Hester St. bet. Elizabeth & Mott Sts. [full street closure]

Whereas, these events have been held continuously for many years and no recent 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, 43 Board Members in favor.

## **TRAFFIC AND TRANSPORTATION**

### **Resolution supporting re-coordination of the green light (“walk”) phase crossing north from the southwest corner of the eastbound fork of Canal St. at Washington St.**

**Whereas** Canal St. going to and from West St. is split into two separate forks by Canal Park, with the northern fork going west and the southern fork going east up to just beyond Canal Park between Washington and Greenwich Sts. where both forks merge; and

**Whereas** pedestrians coming to Canal Park from the south, which entails crossing Canal St.’s eastbound southern fork, have been observed accessing the park more frequently from the western side of Washington St. at the Canal southern fork than from the side of the park at West St. where automotive traffic is heavier with frequent turning movements from West St. into that southern eastbound fork; and

**Whereas** pedestrians can cross the eastbound southern fork of Canal St. where it intersects with Washington St. only on the west side of the street where there’s a crosswalk going south-north/north-south; and

**Whereas** the traffic signal’s green light (Walk) phase for crossing from the southwest corner of the eastbound fork of Canal St. at Washington St. to the northwest corner is extremely short, and the red light (Don’t Walk) phase is very long, resulting in pedestrians having to wait a very long time to cross the street; and

**Whereas** the lengthy south to north Don’t Walk (red) signal phase occurs concurrently with the green light for motorists on Washington St. going in the same direction as the pedestrians, with the Walk signal (green) only coming on much later, confusing those waiting to cross from south to north and resulting in them assuming that the traffic light is broken, which leads to their crossing the street against the light; and

**Whereas.** signage as well as a green arrow in the traffic signal directs all vehicular traffic coming north on Washington St. to turn east on Canal St.’s southern fork to avoid running into Canal Park which juts out there; and

**Whereas** since all motor vehicles coming up Washington St. must turn right (east) at the Canal St. southern fork intersection, no left turns (i.e. to the west) are allowed, while at that same time the light is red for vehicles heading east at the crosswalk on the intersection’s west side, stopping those eastbound vehicles from proceeding when the light is green for drivers on Washington St., thus allowing pedestrians to cross safely without fear of any vehicular traffic incursion; and

**Whereas** consequently, the exceptionally long Don’t Walk (red) traffic signal for pedestrians wanting to cross from the southwest corner of the eastbound fork of Canal St. at Washington St.

to the northwest corner isn't needed for safe crossing when automotive traffic on Washington St. (headed in the same direction as the pedestrians and then turning east) has a green light, and it causes unnecessary delay;

**Therefore be it resolved** that Community Board No. 2, Manhattan strongly recommends and requests that the traffic light synchronization be adjusted at the eastbound fork of Canal St. at Washington St. to allow for a much longer green (Walk) light for pedestrians crossing from the southwest to the northwest corner there to ensure them sufficient time to cross safely and comfortably in the crosswalk at that location.

**Vote:** Unanimous, with 43 Board members in favor.

### **NEW BUSINESS**

#### Manhattan Community Board 2 Resolution Opposing Intro 1065 Regarding Terms of Employment for District Managers

**WHEREAS**, Int. No. 1065, introduced by Council Member Williams, seeks to amend the New York City Charter to establish fixed four-year terms for district managers of community boards, with provisions for reappointment and removal by the community board or borough president; and

**WHEREAS**, under current law, district managers serve at the pleasure of the community board, providing boards with essential flexibility and autonomy to respond to the needs of their districts without the limitations of term appointments; and

**WHEREAS**, the proposed legislation introduces ambiguity and potential conflict by giving borough presidents the power to remove district managers mid-term, which could undermine the independence of community boards and politicize the role of district manager; and

**WHEREAS**, district managers play a vital administrative and leadership role that requires continuity, trust, and close alignment with the board they serve; and

**WHEREAS**, fixed terms could disrupt the effective functioning of community boards by introducing unnecessary instability, discouraging long-term planning, and undermining board-district manager relationships; and

**WHEREAS**, Manhattan Community Board 2 (CB2M) was not consulted in the development of this legislation and strongly believes that any proposed changes to the structure and governance of community boards should include meaningful input from boards themselves; and

**WHEREAS**, the legislation proposes a significant structural change without demonstrating a compelling need or offering sufficient justification based on performance, transparency, or community engagement concerns; and

**WHEREAS**, CB2M values the ability to recruit and retain highly capable district managers based on performance and board needs, rather than rigid timelines or politically influenced decision-making;

**THEREFORE BE IT RESOLVED**, that Manhattan Community Board 2 strongly opposes Int. No. 1065 as currently written; and

**BE IT FURTHER RESOLVED**, that CB2M calls upon the New York City Council to reject this legislation and to instead engage in a thorough and collaborative process with community boards to address any concerns related to district manager oversight, accountability, and performance.

Passed, with 36 in favor, none opposed, 6 abstentions (J. Herrera, R. Kessler, P. McDaid, M. Perreira, B. Roessler, E. Siegel), and no recusals.

## **STANDING COMMITTEE REPORTS WITHOUT RESOLUTIONS**

### **PARKS AND WATERFRONT**

#### **1. Jefferson Market Garden Discussion – CB2M Parks & Waterfront Committee Meeting with Manhattan Parks Commissioner Tricia Shimamura**

At the Community Board 2 Manhattan Parks & Waterfront Committee meeting, NYC Manhattan Parks Commissioner Tricia Shimamura addressed the status of the Department of Parks and Recreation's (DPR) current relationship and future relationship plans for Jefferson Market Garden.

Context: The Jefferson Market Garden, located between Greenwich Avenue and 6th Avenue, between Christopher Street and West 10th Street, is a public garden managed by a private non-profit organization. <https://www.jeffersonmarketgarden.org/>

The organization (Board) is registered as The Village Committee for the Jefferson Market Area, Inc. This is their 50<sup>th</sup> season of operating the garden.

Their mission is to “provide stewardship for a beautiful garden where the community and visitors can enjoy tranquil surroundings in our hectic urban environment.”

Representatives of the organization attended our April 2024 committee meeting. They explained that they have a longstanding relationship with DPR set up 50 years ago which evolved over time to “stewardship status,” but no Memorandum of Understanding (MOU) that defines the relationship in contemporary terms was shared or could be found to be shared in the weeks that followed the meeting. DPR leadership pledged to resolve this unclear status. Commissioner Shimamura attended our meeting to explain the progress to date to this end and to discuss the trade-offs of different relationship models.

#### Key Points Shared by Commissioner Shimamura:

- **Recognition of Jefferson Market Garden's Value:**  
She praised the garden as possibly the most beautiful volunteer-maintained garden in Manhattan, emphasizing the care and intentionality of the JMG team.
- **Lack of Formal Agreement:**  
She noted that, upon review, the Parks Department discovered there is no formal agreement in place between the city and the garden’s stewards—unusual for a community garden.
- **Need for Formalization:**  
She further noted that formal agreements provide legal protection, clarify responsibilities, and standardize expectations and emphasized that an agreement with The Village Committee for the Jefferson Market Area is a matter of good governance, not due to any issues with the current stewards.
- **Process and Timeline:**  
She explained that her department is now working in good faith to formalize the relationship; however, she noted that such agreements typically take about a year, given the legal reviews and back-and-forth with stewards' boards and their counsel.
- **Role of GreenThumb:**  
Because Jefferson Market Garden functions as a community garden, GreenThumb (<https://www.nycgovparks.org/greenthumb/about>)—a citywide program overseeing volunteer-run gardens—must be involved. “GreenThumb adds another layer to coordination but provides a more accessible path to agreement for volunteer-based

gardens”. Important to note: Commissioner Shimamura explained that this program does not report to her, it is led by Carlos Martinez, Director.

- Types of Agreements Explained:
  - GreenThumb Licenses: She believe that this is the most applicable structure for a relationship between the city and Jefferson Market Garden.
  - Conservancy Agreements: are more formal, involving nonprofit boards managing larger parks with capital projects, fundraising, and sometimes city concessions. These take years to complete and are rare in Manhattan (only a handful among 400+ parks).
  - Historic House Licenses: Very specific and separate category for select landmark sites.

She stated that DPR has started a collaborative effort to formalize Jefferson Market Garden’s stewardship, most likely through a GreenThumb agreement, and she pledged commitment to ensuring a clear, supportive, and sustainable framework for its continued care by the local volunteers.

Conversation at the meeting explored questions about what it would mean to be a GreenThumb garden, in terms of its accessibility, governance, and support by DPR.

GreenThumb's Role and Expectations and Expressed Questions, Concerns and Clarifications:

- As DPR’s program overseeing community gardens citywide, the GreenThumb program provides support like mulch, tools, plantings, and programming. However, it is not clear that JMG would need or request much support.
- Residents raised questions about current garden hours and the public’s role in access. Gardens in the GreenThumb program are required to be open to the public a minimum of 20 hours per week during the garden season (approximately April to October). The Jefferson Market Garden (JMG) already exceeds the 20-hour minimum. Questions were raised about who controls access (opening/closing) and how transparent that process is. GreenThumb rules require that hours must be posted, and gardens must have transparent and accessible processes for participation and membership. A question was raised about private events that are booked and from which fees are generated in the garden each year. Charging fees is discouraged or possibly restricted according to GreenThumb program guidelines.

- While specific reporting requirements are not always spelled out in detail in GreenThumb relationship agreements (e.g., where or how to publish bylaws or minutes), best practices include open governance structures, regular communication with the Community Board, and public visibility. Commissioner Shimamura encouraged ongoing contact between the garden group and CB2M to build transparency and trust, referencing that the Community Board is a permanent structure written into the city charter.
- Fundraising and Resources: GreenThumb garden groups are allowed to fundraise, though certain limitations (like renting for private events) exist. GreenThumb gardens are generally self-funded, relying on community fundraising rather than city allocations. The JMG organization operates with a budget of over \$200,000 and raises funds through various means including appeal letters and a recent joint fundraiser with Jefferson Market Library, which is part of the New York Public Library system. On limited occasions, it also closes the garden for weddings, hosting these before or after the garden's public hours.
- A hypothetical alternative scenario other than moving forward towards a GreenThumb agreement was discussed where the city (DPR) would take over the garden and run it like other parks. The issue, it was said, is that this approach would likely lead to loss of the garden's unique character and care, as Parks resources are spread thinly across 400+ properties. Commissioner Shimamura emphasized that Parks would not be able to maintain the same level of horticultural care or programming that volunteers and garden members currently provide.

Commissioner Shimamura ended by again encouraging a more “robust relationship” between JMG, CB2 and DPR and she expressed great willingness to return for further discussion as she works to get an agreement designed and finalized.

Discussion then ensued between members of the Parks committee, the public and the commissioner, which included discussion of cooperation and transparency between the garden's leadership and the community board; accessibility to the park, seeing that it only has one entrance; the limited number of seating opportunities, given that the garden has only nine benches; and the advantages of creating more paths within the park (more seating). Steve Simon, DPR Chief of Staff, Manhattan, who also attended the meeting, said he would see about adding more benches.

Commissioner Shimamura raised, explained and answered questions about two new recently announced topics:

- Leadership Transition & Parks Department Continuity: NYC Parks Commissioner Donoghue has announced her departure. She will be stepping down from her role at the

end of the month. She hired Commissioner Shimamura and is highly regarded for fostering a culture of compassion and competence in the Parks Department. Commissioner Shimamura stated that despite Ms. Donoghue's departure, the Parks Department remains operationally strong and focused. The team, many of whom have long tenures (16+ years), are used to transitions and are committed to continuing the work seamlessly. She added that Parks is not a "faceless agency" and she encouraged community members to feel empowered to continue reaching out to her and her staff.

- **Tony Dapolito Recreation Center Funding:** The Mayor's office announced that his requested budget includes an allocation of \$51.8M for the Tony Dapolito Recreation Center. Though specific goals and scope and priorities were not explained in the Mayor's announcement, the proposed budget described the allocation as being "for the reconstruction of the historic Tony Dapolito Recreation Center to fully fund the project, including a fully accessible pool, a pool house building, a new indoor recreation center, and preservation of the iconic Keith Haring mural" Commissioner Shimamura and the committee discussed the implications of the language of the allocation and agreed to revisit it at future meetings.
- **388 Hudson:** Commissioner Shimamura also reminded us that the distinct project at 388 Hudson has an RFP process underway, expected to close May 23. Assuming acceptable proposals are delivered, the process will select a winner and their designer for that project could be in place by early 2026, at which point community input will be solicited. Note: budget and funding details for 388 Hudson are still unclear as they depend on the RFP outcomes.

Also, two new projects are starting in our district in May / June: Bleecker St. Playground and Merchant House Museum (the building next to the park) are both being updated and repaired.

## **2. Presentation by Lexi Alexander from Partnerships for Parks (a division of the NYC Parks Department)**

Mr. Alexander, a Parks Department employee affiliated with *Partnerships for Parks*, introduced himself and explained the focus of his role, which is community engagement and activating public spaces through direct local involvement. Partnerships for Parks is a collaboration between the Parks Department (public) and the City Parks Foundation (private/nonprofit). Mr. Alexander explained that his division provides resources for events (e.g., mulch, tools, outreach). Their aim is to support community-led stewardship under the "It's My Park" initiative.

He announced an upcoming Community Event: a planting event is scheduled for next Saturday, the 17th at 12 PM at Minetta Playground. It is part of the annual planting weekend. Community

members are encouraged to participate; the event is free and open to the public. Native plants, including milkweed for monarch butterflies, will be planted.

He led a discussion about his next area of focus, Downing Street Playground, expressing concerns about ongoing issues including encampments and drug activity. He referenced a coordinated city effort initiated in April involving the Parks Department, Department of Mental Health and Hygiene, and Department of Homeless Services to remove encampments and offer services. Despite efforts, issues persist, and so he is proposing, as first-step, trimming the hedges to improve visibility, which could help deter illicit activity. He is also exploring the idea of forming or supporting a community group to "adopt" the park and help care for and improve it over time.

Our committee then held a Business Session. The focus was to discuss our committee's thoughts on a community board-wide initiative of strategic planning and vision setting for the next 6–12 months. It was suggested that we focus on identifying needs, gaps, and priorities of our district's parks and open spaces from a more data-driven approach. To that end, DPR leadership suggests we use their Vital Parks Tool (<https://www.nycgovparks.org/about/vital-parks/explorer>), which analyzes local parks across 26+ metrics to identify underperforming areas and opportunities for improvement. In addition, we discussed an effort to advocate for Friends Groups for each park – starting by determining whether every park has an active one and if not, encourage that one be created and then assist them to promote programming and volunteerism. Third, it was suggested we catalogue Capital Improvements efforts, e.g., review when parks last had capital allocated to them and push for improvement of parks that haven't had capital upgrades in 20+ years, that is, prioritize these for future funding and advocacy. Finally, it was suggested we review opportunities to address shortcomings or issues with staffing levels, e.g., Playground Associates, staff who engage children in parks during summer months, often with free lunch programs. (check which parks have them and which don't) and public restroom access (availability and proximity for residents). As an example, DPR has also told us that they have flagged the park called Playground of the Americas as one that has had no investment in over 20 years. Only one entrance; lacks benches and internal circulation. They also asked how we feel about Time Landscape Garden, which is a naturalistic space meant to resemble pre-colonial Manhattan, containing native plants and has potential despite tree loss. Both of these spaces have been on our annual District Budget Requests list for years, but at low priorities.

## **SCHOOLS AND EDUCATION**

### **Public School Parents: Leadership Roles and How to Get Involved**

Chair Laraia introduced the committee members and Vice Chair Fitzgerald gave a brief overview to inform families about opportunities for parent leadership in NYC Public Schools (NYCPS), focusing on Community Education Councils (CECs) and Citywide Education Councils (CCECs).

The meeting outlined opportunities for parent leadership in NYC public schools through Community and Citywide Education Councils (CECs/CCECs). There was a discussion about the low voter turnout (2% of NYCPS families participate) due to poor outreach, language access, and technical issues hindering engagement. Attendees were urged to vote, share candidate information, and demand better transparency from NYCPS.

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