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Brian Pape, Secretary
Mark Diller, District Manager

COMMUNITY BOARD No. 2, MANHATTAN

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

FULL BOARD MEETING AGENDA

DATE: Thursday, March 19, 2026

TIME: 6:30 PM

PLACE: In Person at the NYU Gould Welcome Center, 50 West 4th Street, and Remotely Via Zoom

I. PUBLIC SESSION: Members of the community may speak for a time to be specified by the Board Chair on any issue of interest to the community. **In-person Public Speaker's Cards available at registration. *Virtual Public Speaker's cards must have been submitted before 4:00 p.m. to info@manhattancb2.org*
Written correspondence received in lieu of spoken testimony will be summarized.

II. ADOPTION OF AGENDA

III. REPORTS TO THE PUBLIC

1. Elected Officials' Reports
2. Borough President's Report
3. Chair's Report
4. District Manager's Report

Andrew Chang
Valerie De La Rosa
Mark Diller

BUSINESS SESSION

IV. ELECTION OF OFFICERS

V. APPROVAL OF THE FEBRUARY FULL BOARD MINUTES

VI. RESOLUTIONS FROM STANDING COMMITTEES

- | | |
|-----------------------------------|-----------------|
| 1. Parks & Waterfront | Rich Caccappolo |
| 2. Street Activities & Resiliency | William Benesh |
| 3. Traffic & Transportation | Jeannine Kiely |
| 4. Land Use | Eugene Yoo |
| 5. Cannabis Licensing | Mar Fitzgerald |
| 6. SLA Licensing | Donna Raftery |
| 7. Landmarks | Chenault Spence |

VII. REPORTS WITHOUT RESOLUTIONS

- n/a

VIII. NEW BUSINESS

ADJOURNMENT

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

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

◀ April

May 2026

June ▶

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

◀ May

June 2026

July ▶

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

◀ June July 2026 August ▶						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 PARKS & WATERFRONT	2	3	4 Independence Day
5	6 STREET ACTIVITIES & RESILIENCY	7 SLA-1	8 SLA-2	9 SLA-2	10	11
12	13 CANNABIS LICENSING	14 OUTDOOR DINING WORKING GROUP	15	16 LANDMARKS	17	18
19	20	21 EXECUTIVE	22 Board Package	23 FULL BOARD	24	25
26	27	28	29	30	31	

[◀ July](#)

August 2026

[September ▶](#)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 STREET ACTIVITIES & RESILIENCY	4 National Night Out	5 SLA-1	6 SLA-2	7	8
9	10 CANNABIS LICENSING	11 OUTDOOR DINING WORKING GROUP	12	13 LANDMARKS	14	15
16	17	18 EXECUTIVE [moved to Thursday, 8/20]	19 Executive Package in lieu of Full Board	20 EXECUTIVE [Full Board does not meet in August]	21	22
23	24	25	26	27	28	29
30	31					

◀ August

September 2026

October ▶

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

[◀ September](#)

October 2026

[November ▶](#)

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

[◀ October](#)

November 2026

[December ▶](#)

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

[◀ November](#)

December 2026

[January ▶](#)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 SLA-1	2 PARKS & WATERFRONT	3 SLA-2	4 Hanukkah begins at sundown	5
6	7 STREET ACTIVITIES & RESILIENCY	8 OUTDOOR DINING WORKING GROUP	9 LAND USE	10 LANDMARKS	11	12
13	14 CANNABIS LICENSING	15 EXECUTIVE	16 Board Package	17 FULL BOARD	18	19
20	21	22	23	24	25 Christmas	26
27	28	29	30	31		



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PARKS & WATERFRONT COMMITTEE MEETING

March 4, 2026

The Parks & Waterfront Committee of Community Board 2, Manhattan, held its monthly meeting on Wednesday, March 4, 2026, in person at 75 Morton St School and via Zoom.

The meeting covered two topics:

1. Discussion with park representatives about issues at Washington Square Park, including maintenance, park usage, and new branding and signage initiatives.
2. Presentation from the Hudson Square Business Improvement District regarding a redesign proposal for a public plaza on Sixth Avenue.

Board Members Present / Remote: Susanna Aaron (Vice Chair); Chris Dignes; Benjamin Listman; Edward Siegel; Frederica Sigel

Board Members Remote: Rich Caccappolo (Chair); Shirley Secunda

Board Members Absent with Notice: William Benesh; Nina Chen

Board Members Absent without Notice:

Public Members Present: Coral Dawson; Sharon Woolums

Public Members Absent with Notice: Elizabeth Gilmore

In total, 30 total people attended the meeting. CB2 Board Members Valerie De La Rosa (CB2 Board Chair) and Carter Booth also attended.

There were two resolutions resulting from this meeting.

1. Discussion with park representatives about issues at Washington Square Park, including maintenance, park usage, and new branding signage initiatives:

Will Morrison, Administrator of Washington Square Park (WSP) for the New York City Department of Parks and Recreation (DPR) and the Executive Director of the Washington Square Park Conservancy (WSPC) presented two topics:

- New branding initiative that will include signage conveying the joint operation of the park by the WSP and DPR.
- A plan to renovate the surfaces of the two dog runs in the park via funding from the WSPC.

In addition, Mr. Morrison answered questions from committee members and attendees, including a conversation about allowing off-leash hours for dogs in WSP.

Conservancy and Park Rebrand and Proposed Park Signage

- The Washington Square Park Conservancy is undergoing its first visual rebrand since its founding 13 years ago, developed with design firm Pentagram.
- The goal is to acknowledge its partnership with DPR for support of WSP and accurately reflect its “modern mission.”
- Most changes will be digital (specifically via a redesigned website with a programming calendar and volunteer information), but the installation of two types of new physical signage are planned in order to credit both DPR and WSPC, inform visitors about park rules, explain park stewardship and conservation efforts, encourage respectful behavior and increase awareness of park operations and maintenance needs:
 - Entrance-adjacent signs: Small signs placed near each park entrance showing both the NYC Parks logo and the Conservancy logo (an abstracted arch design).
 - Location banners: Small banners on light poles identifying named plazas or areas (e.g., Reading Nooks, Scrabble Plaza) to help visitors orient themselves.
- Approximate quantities discussed:
 - ~20 entrance signs: two per entrance across 10 entrances.
 - ~18 location banners, depending on plaza size.
- Signs would be mounted on existing poles or fences to avoid adding new infrastructure.
- Mr. Morrison is targeting a launch date of March 30th, 2026; however, because Washington Square Park is landmarked, the proposal must first be approved by the NYC Landmarks Preservation Commission (LPC), and the Conservancy requests a letter of support from the Community Board prior to submitting the application.

Public and Board Feedback

- Some participants supported the initiative and suggested potential programming partnerships (e.g., involving Scrabble organizations or toy companies for activities at what will be called Scrabble Plaza in the NW corner).
- Several commenters objected to the amount of signage, arguing it could over-brand the park or clutter a historic landscape.
- In business session, a committee member suggested that the intent might be to encourage fundraising in support of the park and, if so, that message should be expressed more explicitly.
- Questions were raised about sign size and quantity, whether approvals going forward would be staff-level or full LPC review, and whether there would be opportunities for further public input.

In response, Mr. Morrison emphasized that:

- NYC Parks’ internal sign committee has already approved the designs, and LPC approval is required before the signage work is begun.
- The entrance signs recognize the financial and operational partnership between NYC Parks and the Conservancy.
- Location banners are meant to improve wayfinding, as many park features currently lack identification.

It was noted that since WSP exists within the Greenwich Village Historic District, our CB2 Landmarks Committee should see the presentation of the proposed signage at a future meeting and weigh in and draft the letter to the LPC by themselves or in conjunction with this Parks & Waterfront Committee.

Proposed Dog Run Upgrades

- Mr. Morrison explained that the WSPC is proposing to replace gravel surfaces in both dog runs with synthetic turf – a total combined area of 4952 sq ft.
- The synthetic turf chosen is pet-friendly, uses the “stitch and backing method,” contains no rubber pellets and is produced by a company called SYNLAWN. Several other dog parks in the city use this product (e.g., Madison Square Park, Tompkins Square Park Small Dog Run, Domino Park in Brooklyn).
- SYNLAWN is the same material used in the mounds (play hills) of WSP that children play on adjacent to the large dog run.
- The project responds to frequent complaints that gravel gets dogs dirty and requires costly maintenance.
- Synthetic turf would be easier to clean and maintain and allow spot cleaning and scheduled professional cleaning instead of biannual gravel tilling.
- Existing infrastructure (furniture, layout) would remain unchanged.
- Estimated cost: about \$161,000, currently being raised by WSPC fundraising efforts.
- The project would also require LPC approval because it modifies the surface, which is considered a part of park infrastructure.

Our committee agreed to produce a resolution in support of this initiative.

Off-Leash Dogs in Washington Square Park

Public Advocacy for Off-Leash Hours

- Several residents and dog owners advocated for early-morning off-leash hours (approximately 7–9 a.m.) on the northwest lawn of the park. The park currently prohibits dogs to be off-leash.
- They explained that 30+ regular dog owners already gather there informally, acknowledging they are technically violating the rules but arguing that the activity has become an organized and responsible community practice.
- Supporters argued that
 - The neighborhood has a high number of dogs but limited dog-exercise space.
 - Dog runs are too small or unsuitable for some dogs, especially those that are anxious in enclosed spaces.
 - Off-leash time in open space allows better exercise and socialization, which they say can reduce aggression.
 - Similar off-leash programs exist in other NYC parks, such as Central Park and Prospect Park, and the group said they help monitor behavior and pick up after dogs.

Concerns and Opposition

- Some residents objected to off-leash activity, raising concerns about
 - Dogs approaching people or other dogs who may not be comfortable with them.
 - Uncollected dog waste and general maintenance issues on a lawn used by other for play and picnicking and sunbathing.
 - Impacts on wildlife, including birds.
 - Interference with other park users such as joggers, birders, children, and park staff working in the mornings.
- One speaker asked that existing rules against off-leash dogs be more strictly enforced.

Response from the Department of Parks & Recreation

- Mr. Morrison explained that NYC Parks policy does not allow off-leash hours in parks that already have dedicated dog runs. Washington Square Park has two dog runs.
- He emphasized that the park is very small (about 9.75 acres) and must accommodate many different users, unlike much larger parks such as Central Park (which does not have a dog run).
- WSP’s two dog runs are the designated spaces for off-leash activity.

- Parks Enforcement officers do conduct enforcement, though their presence varies by shift; violations may result in warnings or fines depending on the situation.
- Morrison also noted that he does receive complaints from other park users about off-leash dogs.

Broader Issue Raised

- Some speakers argued the real problem is insufficient dog space in Lower Manhattan, and suggested creating more dog facilities in future park projects – other than in WSP.
- Morrison said residents can advocate for this through community boards, capital planning processes, and city officials.

Key Takeaway

- While some residents support formalizing early-morning off-leash hours, citywide NYC Parks policy will continue to permit off-leash activity in WSP only within the existing dog runs. Enforcement of park rules, including issuance of tickets for violations, will continue.

Mr. Morrison concluded by listing next steps resulting from discussion during the meeting, including

- Reviewing signage strategies in Washington Square Park with CB2 Landmarks Committee and then LPC.
- Continuing dialogue around dog off-leash management.
- Working on the required fundraising to enable to dog run renovations.

2. Presentation from the Hudson Square Business Improvement District regarding a redesign proposal for a public plaza on Little Sixth Avenue east of Spring Street Park between Spring Street and Dominick Street

The second agenda item involved a presentation by the Hudson Square Business Improvement District (Hudson Square BID or “the BID”) about a public space redesign. The project focuses on a plaza area along Little Sixth Avenue within the Hudson Square BID designated area. The project is part of New York City’s broader plaza program, which transforms underutilized roadway space into pedestrian-focused public areas.

Presenters from the Hudson Square BID and the Department of Transportation (DOT):

- Clay Grable, Plaza Program Manager (DOT)
- Jake McNally, Vice President of Planning & Capital Projects (Hudson Square BID)
- Madhu Vasu, Associate Planner (Hudson Square BID)

The presenters outlined several objectives for the plaza project:

- Improve pedestrian safety and circulation and enhance pedestrian experience
- Create a welcoming public gathering space
- Introduce new landscaping and seating options
- Strengthen neighborhood identity and activity and vitality

The redesign is intended to better serve local residents, students of the local schools, workers from nearby offices and visitors to the area.

The presenters explained that pedestrian plazas across New York City have successfully turned roadway space into vibrant public environments, citing similar examples in other parks and plazas throughout the city. This project is connected to broader neighborhood investment efforts, including a

New York Forward grant supported by the State of New York. The plaza would be maintained and programmed by the Hudson Square BID in partnership with city agencies.

Vehicular traffic and car parking currently located on the block between Dominick and Spring Streets will all be eliminated, resulting in the loss of 14 parking spots; however, the team's analysis shows that 23x as much pedestrian traffic currently uses the street than car traffic. Pedestrians walk to and from the local subway stop, Trader Joe's, Spring Street Park and the schools that are located on or near the street. The CitiBike rack located between Dominick and Broome streets will remain.

Design considerations and elements discussed included

- Flexible seating
- Green landscaping and plantings
- Public art installations (potentially temporary)
- An "asphalt mural" on the street surface
- Programming, including pop-up food markets
- Open space for community gathering
- Preserving a required emergency vehicle access lane by ensuring furniture (bistro and modular) is movable.
- The flow of traffic on Broome St. and Dominick St. to and from Little 6th Ave. to Varick St. will not be changed or affected.
- The presenters emphasized that, while the public was engaged in designing the plaza, the design is still evolving, and community input remains an important part of the process.

Questions and Feedback included:

- Ownership and management responsibilities
- Coordination with city agencies
- Maintenance plans
- Possible impacts on pedestrian flow and vehicular flow

Some participants raised concerns about temporary structures or installations, noting that overly commercial or cluttered elements could mar the plaza's character.

Overall, the committee expressed cautious interest and support but urged

- Expanding outreach efforts and increasing visibility of public input opportunities – emphasizing that transparent communication helps build trust and support for public initiatives.
- Ensuring the plaza remains a public, community-oriented space rather than a commercial installation
- Consistency with previously determined usage rules for nearby open spaces, e.g., the plaza next to the Dominick Hotel

Respectfully submitted,

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

A Resolution Supporting Resurfacing of Both Dog Runs in Washington Square Park

WHEREAS:

1. Will Morrison, Administrator of Washington Square Park (WSP) for the New York City Department of Parks and Recreation and the Executive Director of the Washington Square Park Conservancy (WSPC), presented a project with a plan to install pet-friendly, “stitch and backing method” synthetic turf without rubber pellets, from a company called SYNLAWN in the two dog parks (total are 4952 sq ft which is the existing size and footprint).
2. The material that will be used is the same as is installed in the mounds (play hills) that children play on outside of the large dog run in WSP today as well as in many other dog parks in the city.
3. Existing gravel is hard to clean and dogs get dirty because of it. Dogs will undoubtedly get less dirty if synthetic material is installed.
4. Existing water features, concrete pads and draining infrastructure will remain; and
6. Estimated cost is \$161,000.
7. Fundraising needs to be done to raise the amount.
8. This project requires approval by the Landmarks Preservation Commission (LPC).

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan approves

1. The renovation of the existing dog runs in Washington Square Park as described wherein synthetic turf will cover the existing gravel,
2. The use of synthetic turf that does not feature rubber pellets is critical because there is debate over the health risks of such surfacing products that do.

Vote: Unanimous

A Resolution Supporting Creation of a Plaza from de-mapped block of Little 6th Ave from Spring Street to Dominick Street (1 block)

WHEREAS:

1. Hudson Square BID representatives presented a plan to eliminate vehicular traffic and turn Little 6th Ave from Spring to Dominick Streets - west of and adjacent to Spring Street Park - into a plaza through the NYS Department of Transportation's DOT Plaza Program.
2. This team launched an Open Street programming effort in 2020 and was accepted into the DOT's program in 2024, but were paused for a time because of construction to install an elevator for the subway station at the north edge of the park.
3. Vehicular traffic will no longer be allowed once the Plaza is developed. The block currently allows car traffic along with parking, so 14 parking spots will be lost. The CitiBike rack that is located on the block between Dominick and Broome Streets will remain.
4. The design team from the BID has done a significant amount of outreach to office buildings, schools, residents and businesses as well as observational studies and traffic studies and surveys and pledges to continue and expand its outreach efforts.
5. The surveys they have done have shown people wanting more seating and public art and pop-up food markets, though the BID says there is no planned budget / revenue from commercial activities.
6. The Hudson Square BID will maintain the space as they do in Spring Street Park with support from the DOT and pledge to diligently clean up trash to avoid rat infestations.
7. They plan to run a program to choose an artist to design and paint an asphalt mural – DOT and community will be involved.
8. There will be an emergency vehicle access lane through the plaza so furniture must be movable. Also, the flow of traffic on Broome Street (which travels west) and Dominick Street (which travels east from Varick Street) will not be changed or affected.
9. The project is targeting a completion date of early summer 2026

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan applauds the Hudson River Park BID and DOT for working to create new open space in our community, and thanks Governor Kathy Hochul for supporting such initiatives through the DOT Plaza Program, as long as

1. Commercial programming on the plaza is limited and approvals of these events go through CB2M.
2. Farmers markets are favored over carts when considering temporary food options.
3. The BID looks to engage the local schools in programming and artistic installation opportunities.
4. The BID maintains rigorous trash and rat mitigation efforts.
5. The design prioritizes safety, especially overnight, through lighting, clear sight lines and other features.
6. Any stores or restaurants located on this block, as well as any subleased concessions, preserve free public access to the full plaza space.
7. The BID works with DOT and other stakeholders work to obtain approval of a new legal pedestrian crossing of Spring St at the top of Little 6th Ave, aligned with existing pedestrian desire lines, and encourages review of the planned curb extension and the adjacent roadway segment on the South side of Spring St between Little 6th Ave and Sixth Ave to ensure the design both improves pedestrian safety and prevents unsafe vehicle passing or other unpredictable movements near the crossing.

Vote: Unanimous



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STREET ACTIVITIES AND RESILIENCY COMMITTEE

March 2026

The Street Activities and Resiliency Committee of Community Board #2, Manhattan held its monthly meeting on Monday, March 2, 2026, at 6:30 p.m. in person in the CB2 office and via Zoom.

Committee Members Present in Person: William Benesh (Chair), Erika Olson (Vice Chair), Ryder Kessler, Drishaan Jain

Committee Member Present Remotely (Excused): Ed Ma

Committee Members Absent With Notice: Rocio Sanz, Eddie Siegel, Amy Brenna

Street Activity Applications

1. ***3.7-3.8.26 – Pop Up Mob – 45G – sidewalk guest queue (Sponsor: GSS Security Services, Inc.), Grand St. bet. Thompson St. Y& W. Broadway [partial SW closure-So.]**

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

Whereas, the pop-up is expected to be open for two days, on Saturday, March 7th and Sunday, March 8th from 10 AM to 6 PM each day; and

Whereas, the applicant is planning to set up timed appointments to limit the queue that forms at any given time; and

Whereas, the applicant intends to run the line against the building towards the adjacent dog park, as it is difficult to run the line along the curb due to the cub lane; and

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

Whereas, this pop-up location has been problematic whenever used as the sidewalk on either side of 45 Grand is too narrow to support a queue line while maintaining the requisite 5-foot walkway; and

Whereas, even when activations such as this one are planned by experienced & professional operators, they cannot be approved due to the inability to maintain pedestrian right of way; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Pop Up Mob – 45G (Sponsor: GSS Security Services, Inc.)**.

Therefore Be It Further Resolved that SAPO should continue to take note of 45 Grand as a problematic location and should not approve events held there due to the inability to maintain a pedestrian path.

Vote: Adopted unanimously.

2. *3.26.26 – Planet Oat- Hot vs. Iced (Sponsor: Whats Your Twenty LLC), Astor Pl. Plaza So.[full]

Whereas, the applicant, representing oatmilk brand Planet Oat, is seeking to hold a one-day activation on the Astor Place Plaza on Thursday, March 26th; and

Whereas, the activation will consist of a 16.5 x 20.5 x 8 foot structure set up on the Astor Place Plaza, which will be giving away samples of hot and iced coffee with Planet Oat products used in the coffee; and

Whereas, the event will be billed as a competition between hot and iced coffee, where attendees will have the chance to choose their favorite and receive a sample, along with the opportunity for a photo moment; and

Whereas, the activation will be live from 8 AM to 4 PM or until supplies last, with setup beginning at 12 AM (hand drills only) and breakdown complete by 11 PM; and

Whereas, attendees will also have the opportunity to receive free hat giveaways; and

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

Whereas, the activation will not require the use of a generator; and

Whereas, the applicant has been in coordination with the Village Alliance BID; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Planet Oat- Hot vs. Iced (Sponsor: Whats Your Twenty LLC)**, **provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted unanimously.

3. *3.13-3.14.26 NB Lafayette (Sponsor: IDEKO Productions LLC), Lafayette St. bet. Broome & Grand Sts. [curb lane only-W.]

Whereas, the applicant, representing footwear brand New Balance, is seeking to hold a curb lane activation in conjunction with a NYC Half Marathon-related pop-up event at 188 Lafayette, between Broome and Grand Streets; and

Whereas, most the activation (including sales of special Half Marathon-themed products) is expected to take place inside, the applicant is seeking to hold a pop-up in the curb lane where attendees can get free coffee and bagels from Pop-Up Bagel; and

Whereas, the outdoor portion of the activation is expected to consist of a tent set up in the curb lane to give away free coffee and bagels, along with a queue line in the curb lane and bike rack barriers to protect against traffic; and

Whereas, load-in for the event will take place on Thursday, March 12th, with the pop-up live on Friday, March 13th from 11 AM to 3 PM and on Saturday, March 14th from 11 AM to 5 PM, and breakdown complete by 11 PM on Saturday; and

Whereas, there will be light ambient amplified sound during the course of the event, along with a small generator in use from 9 AM to 5 PM each day; and

Whereas, the event will not feature influencers or talent; and

Whereas, CB2's SAR committee felt that the line / queue plan presented was inadequate given the popularity of Pop-Up Bagel and the likely need for attendees to queue to enter the indoor pop-up space, potentially leading to a confusing line situation that could block the pedestrian right-of-way on the sidewalk; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **NB Lafayette (Sponsor: IDEKO Productions LLC)**, **provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements and **further provided that** the applicant put in place a more comprehensive line management plan for the expected queues for the outdoor food giveaway and the indoor pop-up.

Vote: Adopted unanimously.

4. **3.14.26 – KPOP DEMON HUNTERS X ANUA (Sponsor: Carisma Large Format Printing Ltd), 1) Lafayette St. bet. Bleecker & E. Houston Sts. [curb lane only-W]; 2) University Pl. bet. E. 12th & E. 13th 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 **KPOP DEMON HUNTERS X ANUA (Sponsor: Carisma Large Format Printing Ltd)**.

Vote: Adopted unanimously.

5. ***3.22.26 – Zocdoc Provider Appreciation Activation Astor Plaza (Sponsor: Eventure Production LLC), Astor Pl. Plaza So. [full]**
6. ***3.22.26 – Zocdoc Provider Appreciation Activation Gansevoort Plaza (Sponsor: Eventure Production LLC), Gansevoort Plaza: W. 12th W./13th /9 Ave.**

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

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Zocdoc Provider Appreciation Activation Astor Plaza** and **Zocdoc Provider Appreciation Activation Gansevoort Plaza (Sponsor: Eventure Production LLC)**.

Vote: Adopted unanimously.

7. ***3.26-3.28.26 – OUAI Installation at Gansevoort Plaza (Sponsor: 5 Towns Media House), Gansevoort Plaza: W. 12th W./13th /9 Ave.**

Whereas, the applicant, working with haircare and body care brand OUAI, is seeking to hold a two-day pop-up activation on the Gansevoort Pedestrian Plaza on Friday, March 27th and Saturday, March 28^h; and

Whereas, the activation is expected to be live on the plaza all day on the 27th and the 28th, with set-up taking place on Thursday, March 26th; and

Whereas, the activation will consist of a 20-foot tall functional shower set up in the plaza, which will run throughout the day using recycled water; and

Whereas, the first 50 attendees to the plaza per day will also have the ability to receive towel and/or robe giveaways; and

Whereas, the applicant is also considering giveaways of custom OUAI branded pop-tarts; and

Whereas, the activation will not feature amplified sound; and

Whereas, though this event itself seems to present minimal disruption, the SAR committee raised the issue with the applicant of previous unresolved issues with the OUAI brand illegally chalking / stenciling on the sidewalk, which had not yet been resolved at the time of the SAR meeting; and

Whereas, while this particular applicant had not worked with the OUAI brand on past events where the illegal chalking took place, the SAR committee could not recommend approval while the chalking issue remain unresolved; and

Whereas, following the SAR committee meeting, OUAI issued an apology to the SAR committee and took steps to resolve the remaining chalked / stenciled logos on the sidewalk; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **OUAI Installation at Gansevoort Plaza (Sponsor: 5 Towns Media House)**.

Vote: Adopted unanimously.

8. *4.1.26 – Houston on Houston (Sponsor: Houston First), E. Houston St. bet. Broadway & Crosby St. [partial SW closure-So.]

Whereas, the applicant, representing the tourism board of the city of Houston, Texas, is seeking to hold a 1-day sidewalk and curb lane activation on Wednesday, April 1st, in the west curb lane of Crosby street between Houston and Jersey streets; and

Whereas, the activation will be an April Fools Day themed food truck pop-up which will be a play on the different pronunciation of Houston Street and the city of Houston, Texas; and

Whereas, the activation will consist of the themed food truck parked in the west curb lane of Crosby street, with the queue line adjacent to the food truck on the sidewalk, with ropes and stanchions to be used for line management; and

Whereas, the activation will be live from 8 AM to 3 PM on Wednesday, April 1st; and

Whereas, the activation will not include amplified sound; and

Whereas, the activation will also have giveaways of coffee and pastries to attendees; and

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

Whereas, dedicated staff members will be on site to assist with line management and sanitation; now

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

Vote: Adopted unanimously.

9. *4.4.26 – Malbon x Knicks Block Party (Sponsor: Malbon Golf Inc.), Crosby St. bet. Broome & Grand Sts. [full street closure-full]

Whereas, the applicant, retailer Malbon Golf, with a physical store located at 37 Crosby Street, is seeking a full street closure for an event being held in conjunction with the New York Knicks ahead of the start of the NBA playoffs, in order to celebrate a new clothing “drop” by Malbon Golf; and

Whereas, the event will take the form of a full-day single-block festival on Saturday, April 4th, and will consist of various elements on the street including a branded golf simulator, temporary basketball half-court, and food tent with tacos from Los Tacos; and

Whereas, the event will include a full closure of the block of Crosby street between Broome and Grand streets, with setup / street closure beginning at 6 AM, the event live from 12:30 – 5 PM, and break-down complete by 9 PM; and

Whereas, the event will be free and open to the public; and

Whereas, the only food and drink associated with the event will be approximately 300-400 servings of tacos from Los Tacos to be given away to attendees, as well as bottles of water; and

Whereas, attendees will also have the opportunity to receive giveaways of branded mini basketballs, branded golf balls, and caps (300-500 total items); and

Whereas, the event will include amplified sound in the form of a PA speaker for background music, with no plans for live bands or concert-level sound; and

Whereas, at the time of presentation, there was no plans for celebrities / Knicks players to participate in the event; and

Whereas, a 15-foot fire lane will be maintained at all times; and

Whereas, the applicant agreed to perform more extensive outreach to residents and businesses who will be impacted by the event and street closure, and followed up with letters and signatures of support following the SAR Committee meeting; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Malbon x Knicks Block Party (Sponsor: Malbon Golf Inc.)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted unanimously.

10. *4.10-4.26.26 – Glitch Productions Retail Pop-Up (Sponsor: Glitch Productions), Broadway bet. Grand & Howard Sts. [partial SW closure-W.]

Whereas, the applicant is seeking a partial sidewalk closure to support a queue line to enter a temporary pop-up store at 437 Broadway, between Grand and Howard streets; and

Whereas, the pop-up will be open from April 10th through April 26th, from 11 AM to 6 PM each day; and

Whereas, while the applicant will be employing an online RSVP system in order to minimize lines on the sidewalk, they wanted to apply for a partial sidewalk permit for the duration of the event to allow for queue lines with ropes and stanchions if needed; and

Whereas, if queue lines for, they will be run along the curb with ropes and stanchions, leaving a requisite 5-foot pedestrian walkway; and

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

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

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

Vote: Adopted unanimously.

11. *4.18.26 – Knicks Playoff Palooza (Sponsor: New York Knicks), Elizabeth St. bet. Prince & Spring Sts. [full street closure-full]

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 **Knicks Playoff Palooza (Sponsor: New York Knicks)**.

Vote: Adopted unanimously.

FYI / RENEWALS

- 12. 4.3.26 – Spring Sustainability (Sponsor: Meatpacking District Management Association), W. 14th St. bet. Hudson St. & 8th Ave. [curb lane only-So.]**
- 13. 5.1.26 – NYU Strawberry Festival (Sponsor: New York University – Center for Student Life), W. 3rd St. bet. LaGuardia Pl. & Mercer St. [full SW closure-both]**
- 14. 5.2.26 – Art Celebration Block Party (Sponsor: Leroy Street Flourishing Society), Leroy Sr. bet. Greenwich & Hudson Sts. [full street closure-full]**
- 15. 5.2.26 – GCS 70th Annual Mayfair and Fun Run (Sponsor: Grace Church School), E. 10th St. bet. Broadway & 4th Ave. [SW & curb lane closure-both]**
- 16. 5.2.26 – PEN World Voices Festival- Indie Lit Fair (Sponsor: PEN American Center PEN America), Washington Sq. So. bet. Sullivan & Thompson Sts. [SW & street closure-No.]**
- 17. 5.2.26 – PEN World Voices Festival- Indie Lit Fair LaGuardia Pl. (Sponsor: PEN American Center PEN America), LaGuardia Pl. bet. Bleecker & W. 3rd Sts. [SW & street closure-W.]**
- 18. 5.2-11.7.26 – Pompeii Flea Market (Sponsor: Church of Our Lady of Pompeii), Bleecker St. bet. Carmine & Leroy Sts. [partial SW closure-W.]**
- 19. 5.2.26 – PS 130M Family Wellness Day (Sponsor: PS 130M Parents Association), Hester St. bet. Baxter & Mulberry Sts. [full street closure-full]**
- 20. 5.3.26 – Asian Pacific American Heritage Festival (Sponsor: Asian Pacific American Heritage Festival Fund Inc.), Astor Pl. bet. Broadway & Lafayette St. [full street closure-full]**
- 21. 5.7.26 – Heermance Farm Party in NYC (Sponsor: Gods Love We Deliver), Weehawken St. bet. Christopher & W. 10th Sts. [SW & street closure-both]**

22. 5.9.26 – P.A.L. Festival (Sponsor: Police Athletic League), Broadway bet. E. 14th St. & Waverly Pl. [full street closure-full]
23. 5.10.26 – Pride On Astor Fair (Sponsor: Pride Democrats), Astor Pl. bet. Broadway & Lafayette St. [full street closure-full]
24. 5.13.26 – Grad Alley (Sponsor: New York University), 1) W.4th St. bet. Mercer St. & Washington Sq. E. [full street closure-full]; 2) Washington Sq. So. bet. Washington Sq. E. & LaGuardia Pl. [full street closure-full]; 3) LaGuardia Pl. bet. W. 3rd & W. 4th Sts. [full street closure-full]; 4) Washington Sq. E. bet. Washington Pl. & W. 4th St. [full street closure-full]; 5) Greene St. bet. Washington Pl. & W. 4th St. [full street closure-full]; 6) Washington Pl. bet. Mercer St. & Washington Sq. E. [full street closure-full]
25. 5.20.26 – High School Fashion Show (Sponsor: Evan Sweet), Gansevoort Plaza: W. 12th W./13th /9 Ave.
26. 5.23.26 – Bleecker St Fair (Sponsor: Village Reform Democratic Club), Bleecker St. bet. 7th Ave. So. & 8th Ave. [full street closure-full]
27. 5.24.26 – Washington Sq Spring Fair (Sponsor: Bailey House), Washington Sq. No. bet. Macdougall St. & University Pl. [full street closure-full]

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

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

Vote: Adopted unanimously

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



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

COMMUNITY BOARD No. 2, MANHATTAN

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TRAFFIC AND TRANSPORTATION COMMITTEE

February 2026

The Traffic and Transportation Committee of Community Board #2, Manhattan met on Wednesday, February 25 at 6:30 p.m. in the CB2 Conference Room at 3 Washington Square Village and via Zoom.

Committee Members Present: Jeannine Kiely (Chair), Janet Liff (Vice Chair), Amy Brenna, Stella Fitzgerald, Susan Gammie, Benjamin Listman, Lois Rakoff, Shirley Secunda (virtual and counting toward quorum) and Antony Wong.

Committee Members Absent with Notification: Rocio Sanz

Committee Members Absent: none

Public Committee Members Present: Joseph Flahaven

Public Committee Members Absent with Notification: Dan Miller

Public Committee Members Absent: none

Other Board Members Present: Valerie De La Rosa (CB2 Chair), Carter Booth and Katy Bordonaro.

Elected and Agency Representatives: Kate Scherer (Lower Manhattan Borough Planner, NYC DOT).

Public: Kate Brockwell, Kevin Lacherra, and Alexis Sfikas from Families for Safe Streets and approximately a dozen members of the public, many from the adjacent NYU superblocks.

MINUTES

CB2 T&T discussed how to fix West 3rd Street between LaGuardia Place and Mercer Street and the addition of crosswalks on Bleecker Street between LaGuardia Place and Mercer Street. We also discussed the implementation of Sammy's Law and Citi Bike's non-adherence to its contract.

Topic 1: Redesign of West 3rd and Bleecker Streets Between LaGuardia Place and Mercer Street

2017 to 2026 Superblock Street Re-Design. In 2017, local residents initiated a redesign on both West 3rd and Bleecker Streets between LaGuardia Place and Mercer Street to incorporate traffic calming measures.

- In 2017, CB2 received a petition with approximately 600 signatures (at least 95% of them local) requesting traffic calming designs including narrowing the streetbed on W. 3rd Street and adding midblock crosswalks to protect pedestrians crossing these streets. In response, [CB2 passed a resolution in February 2017 \(page 53\)](#) requesting that the NYC Department of Transportation (DOT) conduct a study of both streets.
- In July 2018, NYC DOT presented plans for traffic calming and bike lanes on W. 3rd St. and W. 4th St. from Bowery to 6th Avenue and [CB2 passed a resolution supporting these and additional changes \(page 49\)](#).
- In 2022, while these plans were in the process of being implemented, CB2, residents, New York University and elected officials representatives conducted a walk through and identified several design and signage adjustments. In July 2022, [CB2 passed a resolution supporting these changes \(page 50\)](#) but to date, the city has made no changes.
- In January 2026, CB2 scheduled another West 3rd Street walkthrough with NYC DOT, NYU and the 6th Precinct, but due to the snowstorm, we met virtually. We discussed that the biggest safety improvements came from the addition of the signal and crosswalk at West 3rd and Wooster Streets and the mid-block speed hump.

Current Street Design Not Working for Pedestrians, Cyclists, Cars and Trucks. Since 2022 and conveyed at CB2's T&T January 2026 meeting, there was near unanimous consensus that the current layout of West 3rd Street is not working for pedestrians, cyclists, e-bikes, cars and delivery trucks. Flaws include:

1. The new design created significant blind spots for pedestrians, cyclists, cars and trucks near the entrances to 2 Washington Square Village (at Greene St.) and 1 Washington Square Village (at Wooster St.).
2. All agreed that W. 3rd Street does not need an extended sidewalk on the southern side of the street since the small amount of pedestrian activity on the block doesn't necessitate extra sidewalk space. The current painted and epoxy-gravelled extended sidewalk is primarily (illegally) used for parking, creating a bike lane surrounded by parked cars and often blocked for deliveries.
3. Cars, including those from NYU Security, also regularly park in the no-parking zones on W. 3rd Street just west of La Guardia Place.

Identified Needs. At our meeting, we identified many better uses for the extended sidewalk space that will both improve safety and not require significant expense to implement.

Overall

1. Create a revised design that does not require regular traffic enforcement.

Use of Extra Space

2. Move the bike lane to the southern curb, expand it to two lanes and add protection.
3. Add truck loading zones – currently delivery, garbage and moving trucks either block traffic or the bike lane. While there is space for loading and unloading inside Washington Square Village (WSV), the low clearance requires most box trucks to load and unload on the street.
4. Add micromobility hubs and loading zones – currently, e-bikes share the single bike lane with moving cyclists and when they make deliveries, they park in the bike lane and block bike traffic;
5. Add another Citi Bike Rack just north of the protected double-wide bike lane (possibly already planned).

Parking Changes

6. Eliminate floating parking spots at the entrances to 1 and 2 WSV, clearly marked with concrete blocks and red/zebra stripes to improve visibility; and
7. Revise floating parking to permit NYU access to its north side loading dock.

Other Safety Improvements

8. Add a second speed hump near 2 WSV, closer to Mercer Street.
9. Add textured rumble strips to the bike lanes on W. 3rd St. before the entrances to 1 and 2 WSV and on Bleeker St. before the entrances to 3 and 4 WSV.
10. Add crosswalks on Bleeker Street at 3 WSV (at Wooster St.) and 4 WSV (at Greene St.)

Paint & Signs Now, Repaving Later. For safety reasons, CB2 wants to implement street redesign options as soon as possible – particularly those that involve paint or signage changes – and does not want to wait several years for a repaving of W. 3rd and Bleeker Sts. several years down the road.

Topic 2: Redesign of West 3rd and Bleeker Streets Between LaGuardia Place and Mercer Street

Three representatives from Families for Safe Streets presented on Sammy’s Law, which gives NYC permission to reduce speed limits from 25 to 20 mph and how lower speeds, specifically speeds set at 20 mph radically improve the odds that a pedestrian hit by a car will survive. They are encouraging Community Boards citywide to support Sammy’s Law.

In 2024, Manhattan Community Board 1 announced its support for Sammy’s Law within its boundaries and the city implemented this in 2025. Amy Brenna suggested that we support the implementation of Sammy’s Law in CB2 and the entire congestion pricing zone since drivers are more likely to know when they are entering and exiting the zone vs. familiarity of community board boundaries.

Topic 3: Lyft/Citi Bike’s Failure to Adhere to Its Contractual Obligations After Winter Snowstorms

A [February 5, 2026 Streetsblog article](#) reported that after a late-January 2026 snowstorm, most of New York City’s Citi Bike stations remained unusable for days—and in many cases more than a week—because Lyft failed to adequately clear snow and ice, despite being contractually responsible for maintenance. Riders encountered blocked docks, misleading app information, and difficulty ending trips, sometimes incurring extra charges, even as membership prices had recently increased. Rather than offering systemwide compensation, Lyft responded by distributing limited “swag” to select users, drawing criticism from advocates who argued the company was not meeting its obligations and should instead provide meaningful relief—such as membership credits—while the city was also faulted for weak enforcement of the contract.

CB2 discussed support for the city enforcing its contracts and for Citi Bike offering two-week membership credits to its members.

Business Session. CB2 T&T met in business session and unanimously approved three resolutions that follow.

#1 Resolution Calling for Street Redesign on West 3rd and Bleecker Streets between LaGuardia Place and Mercer Streets, to Enhance Safety, Access, and Functionality Without Reliance on Routine Traffic Enforcement

Whereas:

Residents Initiate 2017 Redesign to Calm Traffic

1. NYC Department of Transportation (DOT) redesigned West 3rd Street between LaGuardia Place and Mercer Streets in response to a 2017 petition with approximately 600 signatures

(at least 95% of them local) requesting traffic calming designs including narrowing the streetbed on W. 3rd Street and adding midblock crosswalks to protect pedestrians crossing these streets;

- a. [CB2 passed a resolution in February 2017 \(page 53\)](#) requesting that NYC DOT conduct a study of both streets;
- b. In July 2018, NYC DOT presented plans for traffic calming and bike lanes on West 3rd and West 4th Streets from Bowery to 6th Avenue and [CB2 passed a resolution supporting these and additional changes \(page 49\)](#); and,
- c. Ultimately, on West 3rd Street, NYC DOT also installed a speed hump closer to LaGuardia Place and a signal at new crosswalk at 1 WSV (Wooster Street); and

Design Flaws and Increased Pedestrian Traffic Around NYU Superblocks

2. Since 2022, local residents, elected officials, New York University (NYU) and the NYPD 6th Precinct have identified several design flaws and unintended consequences. In July 2022, [CB2 passed a resolution supporting modifications to address design flaws \(page 50\)](#) but because the city has not made any of these changes;
3. In January 2023, NYU opened The Paulson Center at 181 Mercer Street, significantly increasing foot traffic on and around the NYU superblocks. The building is 735,000 sq. ft. and contains 58 classrooms, a 350-seat proscenium theater, additional spaces for performing arts, practice and orchestra rehearsal rooms, athletics facilities, a 400-bed residence hall for first-year students and 42 faculty apartments;
4. In February 2026, the Washington Square Village Tenants Association, representing more than 1,500 rental units, wrote in support of a redesign of West 3rd Street and the addition of a crosswalk on Bleecker Street between 3 Washington Square Village and Silver Towers;

Identified Street Redesign Needs

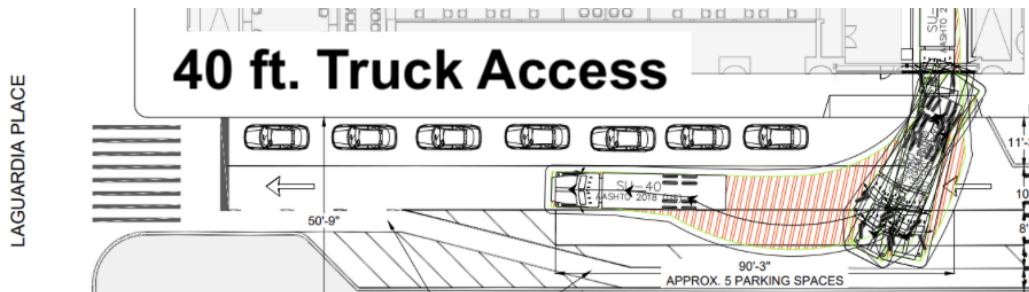
5. West 3rd and Bleecker Streets between LaGuardia Place and Mercer Streets experience frequent conflicts among pedestrians, cyclists, delivery cyclists, delivery vehicles, and motorists;
6. The current street design on West 3rd Street, is confusing and requires ongoing traffic enforcement to manage unsafe conditions, rather than preventing them through design;



- a. Cars currently park in the “painted, epoxy-gravelled extended sidewalk (Image A) and in the no-parking zone near LaGuardia Place (Image B);
- b. Delivery, garbage, and moving trucks frequently block bike and car lanes due to lack of loading zones on the street and the low clearance at the entrances to Washington Square Village that prevents large trucks from entering (Image C); and,
- c. The existing single bike lane is frequently obstructed by micromobility vehicles creating additional unsafe conditions for cyclists (Image D);
- d. Parked cars near the entrances to Washington Square Village block sightlines for pedestrians, cyclists and drivers (see images below);



7. NYC DOT never removed requested parking spaces to permit large delivery trucks to access the NYU’s Bobst Library loading dock on the north side of West 3rd Street (see image below); and,



8. Bleecker Street lacks sufficient traffic-calming measures, contributing to safety risks for all street users, exacerbated by the increased foot traffic to and from the Paulson Center.

Therefore Be It Resolved, Manhattan Community Board 2 strongly recommends that the NYC Department of Transportation implement the following improvements to West 3rd and Bleecker Streets between LaGuardia Place and Mercer Street to improve safety for pedestrians, cyclists and drivers:

1. Reconfigure Street Space on the South Side of West 3rd Street:

- a. Eliminate the extended painted and epoxy sidewalk on the south side of the street that is currently taken up by illegal parking;
- b. Relocate the bike lane to the southern curb and expand it to a 10 foot, protected, double-width configuration to safely accommodate higher volumes of cyclists, including micromobility vehicles;
- c. Install physical protection for the bike lane to prevent vehicle encroachment, including installing vertical elements at the Eastern end of the bike lane to prevent cars from using the bike lane as a travel lane;
- d. Install signage in the bike lanes on West 3rd Street in advance of the entrances to 1 and 2 WSV, and on Bleecker Street in advance of the entrances to 3 and 4 WSV, to alert cyclists to pedestrians and cars at these conflict points;
- e. Reconfigure the additional space created between bike and floating parking lane from the eliminated extended sidewalk (see image below showing West 3rd Street from south to north):
 - i. Create designated truck loading zones to accommodate deliveries, garbage collection, and moving vehicles that cannot access WSV’s internal loading areas due to height restrictions;
 - ii. Establish designated micromobility loading areas to prevent e-bikes and delivery vehicles from obstructing the bike lane;
 - iii. Use additional space to install a Citi Bike station and bike racks; and,

West 3rd Street from South to North

Feet	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
Current	South Sidewalk 10'										Extended Sidewalk 12'						Bike Lane 6'				Prot. 3'		Floating Parking 8'				Travel Lane 10'																							
Proposed	South Sidewalk 10' NO CHANGE										Double Bike Lane 10'						Prot. 3'		CitiBike Rack 9'		Box Truck Loading Zones 9'		E-Bike Delivery Loading Zone 9'		Traditional Bike Rack		Floating Parking 8'				Travel Lane 10' NO CHANGE																			
	Eliminate 4 parking spots by 1 WSV and 2 WSV as well as additional parking to allow large trucks to access Bobst Library Loading Dock																																																	

2. Adjust Parking in the Floating Parking Lane on West 3rd Street

- a. Eliminate a total of four floating parking spaces at the entrances to 1 and 2 WSV;
 - b. Install clear physical barriers, including concrete blocks and high-visibility red or zebra striping, to improve safety and sightlines at these entrances; and,
 - c. Eliminate additional floating parking spaces across from New York University's north-side loading dock to allow large truck deliveries; and
- 3. Add metered parking for commercial and possibly some for residential use on the north side of West 3rd Street;**
- 4. Study additional traffic calming and safety enhancements needed with the opening of the 735,000 sq. ft. Paulson Center, including the installation of:**
- a. An additional speed hump near 2 WSV (Mercer Street) to reduce vehicle speeds; and,
 - b. New crosswalks on Bleecker Street at the intersections near 3 WSV (Wooster Street) and 4 WSV (Greene Street) to improve pedestrian safety and connectivity; and,

Be It Further Resolved, CB2 strongly recommends that NYC DOT expeditiously implement redesign improvements that only require painting and signage changes to ensure these critical safety changes do not need to wait for a street repaving several years down the road.

**#2 Resolution in Support of Applying Sammy's Law to
Manhattan Community Board 2 District and the Entire Congestion Pricing Zone**

Whereas:

1. Sammy's Law, enacted in 2024, granted New York City the authority to reduce speed limits to 20 mph on individual streets and within defined geographic zones, following notice and a 60-day advisory comment period to community boards;¹
2. It has been proven that lower speeds, specifically speeds set at 20 mph radically improve the odds that a pedestrian hit by a car will survive. According to the US Dept. of Transportation, every 1 mph reduction in speed results in 5% reduction in crashes.² At lower speeds, drivers have more time to react, stopping distances are shorter, therefore survivability in a crash increases dramatically. Lower speeds also dramatically increase a driver's field of vision;
3. In Manhattan Community Board 2 (CB2) alone, in 2025, there were 945 crashes resulting in 462 injuries (171 cyclists, 110 pedestrians, 172 motorists, 9 unknown) and 2 deaths;

¹ <https://www.nyc.gov/html/dot/html/pr2024/sammys-law-enactment.shtml>

² https://highways.dot.gov/sites/fhwa.dot.gov/files/Safe_System_Approach_for_Speed_Management.pdf

4. CB2 is a dense neighborhood with high pedestrian counts. In particular, Greenwich Village, SoHo and the Meatpacking District attract a large number of daily visitors;
5. So far, implementation of Sammy's Law has been slow and piecemeal and in CB2 only one small area in the West Village has been designated a slow zone;
6. Automated speed camera enforcement only issues a ticket for speeds exceeding 10 mph over the speed limit. Therefore, in a 20 mph zone, cameras would not trigger until a vehicle is traveling 31 mph; and,
7. CB2 believes that applying Sammy's Law to the entire congestion pricing zone would provide the clearest boundary for drivers who are generally aware when they are crossing into and out of the congestion pricing zone.
8. The city recently pledged to implement a 15 mph speed limit at all applicable school streets.

Therefore it is resolved that Manhattan Community Board 2 requests that NYC Department of Transportation:

1. Begins the notice process to designate the entire Community Board 2 district a slow zone at 20 mph, except for school streets which will be set at 15 mph, and provides CB2 with a timeline for implementation, including the time needed to update signal timing to create a "green wave" at 20 mph; and,
2. Furthermore, to decrease driver confusion, designate the entire congestion pricing zone as a slow zone with 20 mph speed limits.

#3 Resolution Calling on Lyft/Citi Bike to Adhere to Its Contractual Obligations and Provide a Two-Week Membership Credit to Riders

Whereas:

1. Citi Bike is a critical component of New York City's transportation network, serving tens of thousands of riders daily and functioning as essential mobility infrastructure;
2. Citi Bike is operated by Lyft under a contract with the City of New York that requires the company—not the City—to maintain its infrastructure, including snow removal and ensuring stations are operational and accessible;
3. Following a major winter storm in late January 2026, the majority of Citi Bike docking stations remained unusable for an extended period due to snow and ice accumulation, leaving large portions of the system inaccessible to paying members (see image to the right from February 10, 2026);



4. Users reported that stations appeared available in the app but were in fact blocked or frozen, forcing riders to search for multiple stations to dock bikes and, in some cases, incur additional per-minute charges;
5. Reports indicated that even more than a week after the storm, only a small fraction of stations had been cleared, significantly degrading the reliability and usability of the system;
6. During this same period, Citi Bike membership costs had recently increased, with annual memberships reaching approximately \$239 per year, raising concerns about value and fairness for riders;
7. The Citi Bike contract includes performance standards requiring operational stations, bike availability, and proper maintenance, with penalties for non-compliance, yet enforcement of these standards has been inconsistent;
8. Instead of providing financial relief to affected users, Lyft reportedly offered promotional “swag” to a limited number of riders, rather than addressing widespread service failures experienced by the broader membership base; and,
9. Transportation advocates have called for a two-week membership extension or credit as a reasonable remedy for riders who paid for a service that was not meaningfully available during this period.

Therefore Be It Resolved, that Manhattan Community Board 2 calls on the New York City Department of Transportation to:

1. Ensure that Lyft, as the operator of Citi Bike, fully comply with its contractual obligations to maintain and service all bike-share infrastructure, including timely and effective snow and ice removal;
2. Demand that Lyft provide all active Citi Bike members with a minimum two-week membership credit or extension to compensate for the period during which the system was substantially unusable;
3. Rigorously enforce all contractual performance standards, including imposing penalties where appropriate, to ensure reliable service for riders; and
4. Insist that Lyft develop and publicly disclose a clear winter operations plan, including timelines and accountability measures, to prevent future systemwide service failures.

Respectfully submitted,

Jeannine Kiely, Chair
Traffic and Transportation Committee
Community Board #2, Manhattan

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

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LAND USE & HOUSING COMMITTEE

March 2026 Report to Full Board

Manhattan Community Board 2 Land Use & Housing committee met Wednesday, March 11, 2026 @ 6:30 PM in person at the Little Red Schoolhouse, 272 Sixth Avenue, and virtually via Zoom.

Land Use committee members present: Eugene Yoo (Chair), Katy Bordonaro (Vice Chair), Carter Booth, Anita Brandt, Arturo Fernandez, Stella FitzGerald, Susan Kent, Donna Raftery, Frederica Sigel, Emma Smith, Bo Riccobono, and Susan Wittenberg.

Land Use committee members present remotely and counting towards quorum: David Gruber

Land Use committee members present remotely and not counting towards quorum: Sean Sweeney

Land Use committee members absent with notice: [none]

Other Board members present: Valerie De La Rosa (Board Chair), Rich Caccapolo, Jeannine Kiely, Patricia Laraia, Shirley Secunda, Eddie Siegel

1. ***Update on Hudson Mosaic at 388 Hudson** with a presentation by NYC Department of Housing and Preservation Development (HPD), NYC Parks, and the development team.

NYC HPD made a presentation on the plans for 388 Hudson Street, a new 100%, permanent affordable housing development proposed for the site at Clarkson and Hudson Streets. The development team and architect described the residential component with NYC Parks, giving more details about the planned recreation center. The slide presentation can be found [here: https://drive.google.com/file/d/1MiH_UoH-Myq9FEZgQLsMETwXbHZ71oua/view](https://drive.google.com/file/d/1MiH_UoH-Myq9FEZgQLsMETwXbHZ71oua/view). There will be 278 units of housing plus one superintendent's unit at the site. The residents will have incomes in the 40% to 100% AMI range. 40% of the units are sized for families with 2- and 3-bedroom units. 30% of the units are designated as supportive housing for individuals and families with services provided by S:US, Services for the Underserved, one of the project partners. There will be one floor of amenities for the residences plus a top floor lounge.

The base of the building will contain a NYC Parks Department recreation center with a regulation size pool, a regulation size gymnasium with basketball court, cardio and weight rooms, an indoor track, media lab, and flexible multipurpose rooms. The pool, gym, and track have large windows allowing natural light into the facility.

The project is striving to achieve sustainability in both parts of the building: Passive House certification for the residences and LEED Gold standards for the recreation center.

There was extensive committee and community comment.

At the end of the discussion, the committee urged the developers to look for ways to make the building better relate to the aesthetics of the Village by refining the window proportions and refining the texture of the brick. Also, there was discussion of the AMIs. Some wanted them lowered, some did not. That was not resolved.

NYC HPD, Parks, and the development team will return at a later date to address the unanswered questions. There is no resolution at this time.

2.*Proposed City Planning Commission Rules: *Affordable Housing Fast Track Methodology Rule*

Resolution

Whereas the City Planning Commission proposes rules to establish a methodology to calculate the total number of new affordable dwelling units in each community district, and a methodology to calculate the total number of housing units in each community district at the start of a five-year cycle, for purposes of determining the rate of affordable housing development in each community district during the preceding five-year cycle.

Whereas CB2 Manhattan has a history of approving affordable housing projects that have then been substantially altered by commercial entities. For example, CB2 Manhattan undertook a long process to approve housing at St. John's terminal—hundreds of affordable and market-rate units—but at the last minute the entire site became a massive, new Google office project. A similar process occurred at Duarte Square and the hundreds of residences promised there will now be commercial office space.

Whereas CB2 Manhattan participated in the review process for two significant rezonings: Hudson Square and SOHO/NOHO/Chinatown. In both instances, CB2 Manhattan's hopes for housing have been severely disappointed. Hudson Square is yielding far less housing than possible and much more commercial space. While the SOHO/NOHO/Chinatown rezoning is more recent, there are troubling instances of private developers' avoiding building affordable housing in favor of luxury units (example at 49 Bleecker Street) and of their building affordable housing on separate sites (285 Hudson Street and 30 Thompson Street) in order to enhance the luxury units (at 360 West Broadway) thus undermining the diversity of available housing that

CB2 sought. In both rezonings, far less affordable housing has been constructed to date than DCP forecast and CB2 welcomed.

Whereas CB2 Manhattan needs and welcomes new affordable housing developments of all types in this community district as evidenced by advocacy for and support of the proposed development at 388 Hudson Street with 278 units of 100% permanent affordable housing and by our urging of as much permanent affordable housing as possible at the Gansevoort Square site.

Whereas the increased units of affordable housing at both 388 Hudson Street and Gansevoort Square resulted from lengthy work with CB2 Manhattan thus revealing the value of sufficient time to improve projects.

Whereas CB2 Manhattan is unclear whether offsite housing projects will count toward the Affordable Housing Fast Track Methodology totals.

Whereas CB2 Manhattan is unclear if DCP will include units such as those at 49 Bleecker in the dataset. In that instance, the developer chose to pay into a fund rather than build the required units onsite.

Whereas unfortunately CB2 Manhattan has been judged not on the number of affordable housing units we approve but on what forces outside of our control, both public and private, have done.

Whereas the calculations for the dataset are all based on units rather than a combination of units and square footage, which might be more accurate. For example a 20,000 square foot project with 20 1,000 square foot apartments gets less credit than a 20,000 square foot project with 40 500 square foot apartments. This disparity seems patently unfair. The calculations could be more fairly done if they blended units and square feet.

Whereas CB2 Manhattan finds the charter-mandated 60-day concurrent review period for community boards and the borough president to be a challenging deficiency.

1. In our community board, we have faced a number of outlier projects and used all the time available to analyze the issues before sending our comments to the borough president who then had to digest our findings. 30 Thompson Street with two offsite affordable housing projects comes to mind. CB2 Manhattan had been told that such a situation would not occur in CB2. The developer came to the committee and only under questioning revealed that the affordable housing was linked to a market-rate development nearby. CB2 Manhattan needed time to analyze this application.
2. The full 90-day period for review allows sunshine onto a project.
3. The full-90 period for review allows enough time to address the increasing outlier applications that CB2 Manhattan faces.
4. With concurrent review periods, the borough president has less opportunity to take the community board's input into account.

Whereas CB2 Manhattan advocates for a better dataset, which can account for the outlier applications which we are regularly facing.

Whereas CB2 Manhattan advocates for a time period to review the dataset used for existing and newly constructed affordable housing units calculations and get corrections made through an appeal process.

Whereas, in its current proposed form, the *Affordable Housing Fast Track Methodology Rule* will determine the number of units built/permitted in a community district and then will not change a community district's placement until the next cycle, even if an error in the calculation is found.

Therefore be it resolved that CB2 Manhattan continues to support the increased production of affordable housing in this community District and supports efforts to improve the process, but:

1. Recommends the creation of an appeals process whereby errors in the calculation of the community district rankings can be corrected.
2. Recommends that DCP requires that the dataset include affordable housing units created in offsite buildings.
3. Recommends that DCP requires that the dataset include affordable housing units that developers pay into a fund not to build even though the community district would welcome those units.

Motion passed unanimously with no abstentions or recusals.

Respectfully submitted,

Katy Bordonaro
Vice-chair

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



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

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Cannabis Licensing (CLC)

The CB2 CLC met on Monday, March 9, 2026, at 6:30PM in the CB2 conference room.

CB2 CLC Committee • Present: Mar Fitzgerald (Chair), Patricia Laraia (Vice Chair), Antony Wong, Chris Dignes, Jeannine Kiely

Attendees: Jacob Saulig, Reagon Fitzgerald

Applicants: Vanessa Yee Chan & Berkay Sebat

Agenda:

Renewal Application Adult-Use Retail Dispensary License

1. *Bloomlee LLC d/b/a Alta Dispensary 52 Kenmare St. 10012 (OCM-RETL-24-000104)

Renewal Application Conditional Adult-Use Retail Dispensary License

2. *NC Accident Reports LLC dba Elevate Soho (Now Flowery Soho) 481 Broadway 10013 (OCM-CAURD-24-000132)

Cannabis Licensing Committee (CLC) reviewed two renewal applications: Bloomlee LLC d/b/a Alta Dispensary) 52A Kenmare St. 10012 and NC Accident Reports LLC d/b/a The Flowery SoHo.

Bloomlee LLC reported steady operations, updated hours based on customer traffic, and strong community engagement through events, partnerships, and fundraising. They noted ongoing challenges with illicit nearby operators and restrictions on advertising, but demonstrated a positive presence in the neighborhood.

NC Reports LLC discussed changes to its business structure, including a partnership for financial support and branding. The business relies heavily on tourist foot traffic and faces similar challenges with illicit competition and limited marketing options. The applicant also highlighted efforts to address illegal operators and some community-oriented activities.

In business session, the CLC voted unanimously to approve renewal of both licenses.

#1 Resolution to Approve the Renewal of License No. OCM-RETL-24-000104 for Vanessa Yee Chan/Bloomlee LLC d/b/a Alta Dispensary at 52A Kenmare St. 10012

1. **Whereas**, on November 16, 2023 Community Board 2, Manhattan (CB2) [issued a resolution](#)¹ recommending approval of application No. OCMRETL-2023-000626 for a new Adult-Use Retail Dispensary License for Vanessa Yee Chan, under the corporate entity Bloomlee LLC d/b/a [Alta Dispensary](#)², at 52A Kenmare St. 10012; and
2. **Whereas**, in accordance with CB2's recommendation, the NYS Cannabis Control Board (CCB) issued license number OCM-RETL-24-000104 to Vanessa Yee Chan/Bloomlee LLC d/b/a Alta Dispensary at 52A Kenmare St. 10012 for operations commencing 06/03/2024 and expiring 06/03/2026; and
3. **Whereas**, as required per [NYS Cannabis Law §76\(6\)](#)³, Vanessa Yee Chan (Applicant) submitted Notification to Municipality form for the renewal of OCM-RETL-24-000104 for continued operation of Bloomlee LLC d/b/a Alta Dispensary at the same premises; and
4. **Whereas**, Vanessa Yee Chan (Applicant) appeared before the CB2 Cannabis Licensing Committee (CLC) on 3/9/26 to present the renewal application for OCM-RETL-24-000104/Bloomlee LLC d/b/a Alta Dispensary at 52A Kenmare Streets; and
5. **Whereas**, the dispensary has operated continuously at the retail premises at 52A Kenmare Street since 06/03/2024; and
6. **Whereas**, the Applicant confirmed that there have been no material changes in ownership, control, or tenancy of the premises since the original application; and
7. **Whereas**, the Applicant reported updated hours of operation as Monday–Wednesday: 11:00 AM – 9:00 PM, Thursday–Saturday: 11:00 AM – 11:00 PM, Sunday: 11:00 AM – 8:00 PM; and
8. **Whereas**, the Applicant continues to offer delivery service, with an expanded service area of Lower Manhattan below 24th Street; and
9. **Whereas**, the Applicant reported, and the CLC confirmed, no issues with crime, public safety, or nuisance conditions associated with the premises; and
10. **Whereas**, the Applicant described ongoing challenges related to nearby illicit cannabis operators, including unfair competition and interference with marketing efforts, and detailed substantial efforts undertaken in coordination with local elected officials, CB2 and enforcement agencies to address such activity; and

¹ <https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/2023/12/11-November-2023-Full-Board-Minutes.pdf>

² <https://alltadispensary.nyc/https://alltadispensary.nyc/>

³ <https://codes.findlaw.com/ny/cannabis-law/can-sect-76/>

11. **Whereas**, pursuant to [9 NYCRR § 121.4 Commitment to Social and Economic Equity](https://www.law.cornell.edu/regulations/new-york/9-NYCRR-121.4)⁴ licensees are required to demonstrate their commitment to the social and economic equity goals of the Cannabis Law; and
12. **Whereas**, the Applicant has demonstrated strong community engagement and a commitment to being a responsible neighborhood business, including but not limited to:
 - Partnerships with local nonprofit organizations such as Send Chinatown Love, Heart of Dinner, Korean K9 Rescue, and Women by Women;
 - Fundraising efforts totaling several thousand dollars for community-based causes;
 - Hosting regular free community events including educational workshops, wellness programming, and cultural activities;
 - Supporting local initiatives and programming for underserved communities; and
13. **Whereas**, the Applicant has created a community-oriented retail environment that attracts a diverse customer base, including local residents, and promotes education, wellness, and responsible cannabis use; and
14. **Whereas**, the Applicant employs local staff, maintains strong employee retention, and provides ongoing training and education to staff to ensure responsible operations and informed customer service; and
15. **Whereas**, the Applicant has operated in good faith in compliance with applicable laws and regulations, maintained open communication with CB2, and demonstrated a consistent record of responsible operation;

THEREFORE, BE IT RESOLVED, Community Board 2 **recommends approval of the renewal** of the Adult-Use Retail Dispensary License No. OCM-RETL-24-000104, for Vanessa Yee Chan/Bloomlee LLC d/b/a Alta Dispensary at 52A Kenmare St. 10012, and that pursuant to §76(4) of the New York State Cannabis Law, the entirety of this recommendation be formally entered into the Office of Cannabis Management's submission to the NYS Cannabis Control Board, and that the Cannabis Control Board take this recommendation into careful consideration in its determination to grant or deny the renewal.

Vote: Adopted unanimously.

#2 Resolution to Approve the Renewal of License No. OCM-CAURD-24-000132 for Berkay Sabat/NC Accident Reports LLC d/b/a The Flowery SoHo at 481 Broadway, 10013

1. **Whereas**, on October 10, 2023, Community Board 2, Manhattan (CB2) [issued a resolution](#)⁵ to approve the application No. OCMCAURDP-2023-000069 for a new Conditional Adult-Use Retail Dispensary (CAURD) License for Berkay Sabat and Joseph Merlo, under the corporate entity NC Accident Reports LLC d/b/a Elevate Cannabis SoHo, at 481 Broadway 10013; and
2. **Whereas**, in accordance with CB2's recommendation, the NYS Cannabis Control Board (CCB) issued license number OCM-CAURD-24-000132 to Berkay Sabat/NC

⁴ <https://www.law.cornell.edu/regulations/new-york/9-NYCRR-121.4>

⁵ <https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/2023/12/11-November-2023-Full-Board-Minutes.pdf>

Accident Reports LLC d/b/a [The Flowery SoHo](#)⁶ at 481 Broadway, 10013, for operations commencing 4/17/24 and expiring 4/17/26; and

3. **Whereas**, as required per [NYS Cannabis Law §76\(6\)](#)⁷, Berkay Sabat (Applicant) submitted a Notification to Municipality form for the renewal of OCM-CAURD-24-000132 for continued operation at the same premises; and
4. **Whereas**, Applicant appeared before the CB2 Cannabis Licensing Committee (CLC) to present the renewal application and provide updates on the business operations; and
5. **Whereas**, the dispensary has operated continuously at 481 Broadway since licensure, within a mixed residential and commercial building; and
6. **Whereas**, the Applicant reported changes since the original application, including rebranding from Elevate Cannabis SoHo to [The Flowery](#)⁸; and
7. **Whereas**, The Flowery is a Miami-based cannabis chain with [sixteen \(16\) locations across Florida](#)⁹, and at least [twelve \(12\) across New York State](#)¹⁰, nine (9) of which are in New York City; and
8. **Whereas**, the Applicant stated that the decision to enter into a partnership with The Flowery was made following significant pressure from the New York State Social Equity Fund, which advised that aligning with a well-capitalized and experienced operator was effectively necessary for the business to survive; and
9. **Whereas**, the Fund was established as part of the State's adult-use cannabis program to provide financing, real estate support, and operational assistance to social equity licensees, many of whom were selected based on prior justice-involvement and lack of access to traditional capital; and
10. **Whereas**, subsequent reporting has indicated that [the structure of the Fund has placed certain licensees into high-cost, debt-laden arrangements](#)¹¹ and complex partnerships with private operators that, in practice, have limited autonomy and financial sustainability for some participants rather than providing independent support; and
11. **Whereas**, the Applicant further testified that while the partnership resulted in a 20% ownership stake in the license for the Flowery, the brand has provided negligible operational assistance, marketing support, or any tangible benefits beyond initial capital; and
12. **Whereas**, the Applicant's experience is consistent with [widely reported issues](#)^{12,13} with Cannabis Social Equity Investment Fund, raising further concerns regarding whether such arrangements are achieving the intended purpose of advancing sustainable, independently controlled social equity businesses
13. **Whereas**, the Applicant reported updated hours of operation as: Monday–Friday: 11:00 AM – 9:00 PM, Saturday: 11:00 AM – 10:00 PM, Sunday: 11:00 AM – 8:00 PM; and

⁶ <https://www.thefloweryny.com/welcome?r=%2Flocations%2Fsoho-dispensary>

⁷ <https://codes.findlaw.com/ny/cannabis-law/can-sect-76/>

⁸ <https://www.thefloweryny.com>

⁹ <https://theflowery.co/dispensaries>

¹⁰ <https://www.thefloweryny.com/locations>

¹¹ <https://www.nytimes.com/2025/02/26/nvregion/nyc-weed-dispensaries-debt.html>

¹² <https://reason.org/commentary/the-hidden-costs-of-new-yorks-cannabis-social-equity-program/>

¹³ <https://www.thecity.nyc/2024/10/24/new-york-cannabis-fund-managers-payout-chris-webber-bill-thompson/>

14. **Whereas**, the Applicant continues to offer delivery service, primarily within the local area south of Canal Street and to nearby hotels; and
15. **Whereas**, the Applicant reported that the business primarily serves tourist foot traffic, with a high proportion of new customers on a daily basis; and
16. **Whereas**, the Applicant described ongoing challenges related to prior illicit cannabis operators in the surrounding area and detailed substantial personal efforts undertaken to document and report illegal activity, contributing to enforcement actions and improved neighborhood conditions; and
17. **Whereas**, pursuant to [9 NYCRR § 121.4 Commitment to Social and Economic Equity](#)¹⁴ licensees are required to demonstrate their commitment to the social and economic equity goals of the Cannabis Law; and
18. **Whereas**, the Applicant has demonstrated community engagement and a commitment to being a responsible neighborhood business, including but not limited to:
 - Participation in charitable activities such as food packaging and volunteer events;
 - Hosting in-store community programming including art exhibitions, game nights, and small cultural events;
 - Providing space for local artists and small vendors to display and sell their work; and
13. **Whereas**, the Community Impact Plan is evolving plans to expand community engagement through additional partnerships with local organizations, public health initiatives, and neighborhood-based programming; and
14. **Whereas**, the Applicant employs local staff, contributes to workforce development within the cannabis industry, and has served as a training ground for employees advancing to higher-level roles within the sector; and
15. **Whereas**, the Applicant has operated in good faith in compliance with applicable laws and regulations and has demonstrated adaptability in a challenging regulatory and commercial environment as a social equity licensee;

THEREFORE, BE IT RESOLVED, Community Board 2 recommends approval of the renewal of the Conditional Adult-Use Retail Dispensary License No. OCM-CAURD-24-000132, for Berkay Sabat/NC Accident Reports LLC d/b/a The Flowery SoHo at 481 Broadway, 10013, and that pursuant to §76(4) of the New York State Cannabis Law, the entirety of this recommendation be formally entered into the Office of Cannabis Management's submission to the NYS Cannabis Control Board, and that the Cannabis Control Board take this recommendation into careful consideration in its determination to grant or deny the renewal.

Vote: Adopted unanimously.

Respectfully submitted,

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

¹⁴ <https://www.law.cornell.edu/regulations/new-york/9-NYCRR-121.4>

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



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

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SLA LICENSING COMMITTEE 1

The SLA Licensing Committee #1 of Community Board 2, Manhattan, held an in person, non-hybrid meeting at 6:30 PM on Tuesday, March 3, 2026 at Lenox Health Greenwich Village, 200 West 13th Street.

Committee Board Members Present: D. Raftery (Chair), L. Rakoff, Dr. S. Smith, S. Wittenberg

Committee Board Members Arriving Late: C. Booth,

Committee Board Members Absent with Notice: C. Flynn, A. Wong

RESOLUTIONS:

1. Felix Greene Street Soho LLC dba Felix Roasting Co 145 Greene St 10012 (OP-Tavern)
(Change in Method of Operation)

- i. Whereas**, the Applicant and the Applicant's Representative appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for a Change in Method of Operation to their On-Premises Tavern liquor license for a luxury café and coffee shop on the ground floor of an eight (8)-story mixed-use building at the southwest corner of Greene and East Houston Streets (Block #514/Lot #7505), the building falling within NYC LPC's SoHo-Cast Iron Historic District and the Special SoHo-NoHo Mixed Use District; and
- ii. Whereas**, the change in method of operation sought is to extend the daily closing hours from 10 PM to 12 AM Sundays through Saturdays (7 days a week / daily); music will remain quiet recorded background only; there are no DJ's, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; there is a sidewalk café but there is no service or consumption of alcohol in the sidewalk café, the sidewalk café closes no later than 8 PM Sundays through Thursdays and 10 PM Fridays and Saturdays; and
- iii. Whereas**, the Applicant originally appeared in [September/2023](#) for their On-Premises liquor license at which time issues were raised about the negative impact to residents of their outdoor operations at 104 Greene Street, their prior location in SoHo; no one appeared or submitted testimony in opposition to the instant application and the SLA Committee was not aware of any complaints at the location of the instant application since the Applicant has been operating at 145 Greene Street; and
- iv. Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M which will be incorporated into the "method of operation" of their liquor license, with those stipulations as follows:

1. Premise will be advertised and operated as advertised and operated as a café focused primarily on high-end premium coffee with the addition of evening cocktails with less than a full service kitchen but will serve food during all hours of operation.
2. The hours of operation will be 8 AM to 12 AM, Mondays through Saturdays from 9 AM to 12 AM Sundays. 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 sidewalk café located immediately adjacent to the storefront leaving a minimum clearance of 8' to the curbside for pedestrian passage with no more than six (6) tables and 18 patron seats. No roadbed seating.
5. All outdoor seating will close no later than 8 PM Sundays through Thursdays and 10 PM Fridays and Saturdays. All tables and chairs will be removed from the sidewalk at this hour. No exterior music, speakers or TVs. No roadbed seating.
6. There will be no service of alcohol to the sidewalk café. Patrons will not be permitted to bring drinks to outside seating area.
7. All trash pick up will occur on Houston Street.
8. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
9. Will not have televisions.
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.
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 for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
18. Will not change principals 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.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the Change in Method of Operation application to their On-Premises Tavern liquor license in the name of **Felix Greene Street Soho LLC dba Felix Roasting Co., 145 Greene St 10012** **unless** the statements presented by the Applicant are accurate and complete and that the conditions agreed to by the Applicant remain incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous in favor (4 board members)

2. **Mala Fama LLC dba Taqueria El Chato 120 MacDougal St, north storefront, 10012** (WBC–Restaurant) (*previously unlicensed*)
 - i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for a Restaurant Wine license to operate a full-service small taco restaurant in the ground floor of a seven (7)-story residential building with a non-conforming retail ground floor use (ca. 1901, renovated 1985) on MacDougal

Street between Minetta Lane and Bleecker Street (Block #540/Lot #9), the building falling within NYC LPC's South Village Historic District; and

- ii. **Whereas**, the ground floor premises is, according to documents supplied by the Applicant, approximately 754 sq. ft. (450 sq. ft. on the ground floor connected by an exterior sidewalk hatch to 450 sq. ft. in the basement with no patron use of the basement); there will be three (3) eating counters with 15 seats and for a total of 15 interior seats; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed without operable doors or windows that open out to the sidewalk; there is no outdoor seating included with the application and no plans to have outdoor seating in the future; and
- iii. **Whereas**, the proposed hours of operation will be from 12 PM to 12 AM Sundays through Saturdays (7 days a week); music will be quiet background only consisting of music from iPod/CDs; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and
- iv. **Whereas**, the premises, which has never previously been licensed for the service of alcohol, was most recently operated under the name of Mighty Bowls, a fast, casual Asian-inspired make-your-own bowls restaurant since approximately 2016; and
- v. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being 120 active licensed premises and an additional 3 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; the hours being reasonable and the Applicant having met with the local block association (Bleecker Area Merchants & Residents Association aka BAMRA) gaining their support, the principal who met with the block association being confirmed following CB2's SLA Committee meeting as a minority shareholder in the LLC; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new Restaurant Wine liquor license, with those stipulations as follows:
 - 1. Will be advertised and operated as full-service taco restaurant focused on tacos, quesadillas, tostadas with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 12 PM to 12 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 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 have patron occupancy/service to any portion of the basement of licensed premises.
 - 9. Will not install or have French doors, operable windows or open facade
 - 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: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
14. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
15. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a new Restaurant Wine liquor license for **Mala Fama LLC dba Taqueria El Chato 120 MacDougal St, north storefront, 10012** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous in favor (5 board members)

3. Levanto LLC dba Levanto 149 Grand Street 10013 (WBC–Restaurant) (previously unlicensed)

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for a Restaurant Wine license to operate a full-service Italian restaurant on the ground floor of a four (4)-story mixed-use building (ca. 1920) on Grand Street between Lafayette and Crosby Streets (Block #233/Lot #15), the building falling within NYC LPC’s designated SoHo-Cast Iron Historic District and the Special SoHo-NoHo Mixed Use District; and
- ii. **Whereas**, the ground floor premises is approximately 2,450 sq. ft. (1,450 sq. ft. on the ground floor connected by an interior stairway to 1,000 sq. ft. in the basement with no patron use of the basement); there will be 20 tables with 45 seats and one bar with four (4) seats for a total seated occupancy of 49 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed without operable doors or windows that open out to the sidewalk; there is no outdoor seating included with the application and no plans to have outdoor seating in the future; and
- iii. **Whereas**, the proposed hours of operation will be from 10 AM to 12 AM Sundays through Thursdays and 10 AM to 12:30 AM Fridays and Saturdays, the Applicant stating they will likely be closed on Wednesdays; music will be quiet background only consisting of music from iPod/CDs; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel or doormen; and
- iv. **Whereas**, the premises, which has never previously been licensed for the service of alcohol, had been occupied by Garrett Leight Optical from approximately 2017 to 2024; and
- v. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being 62 active licensed premises and an additional 7 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new Restaurant Wine liquor license, with those stipulations as follows:
 1. Will be advertised and operated as full-service Italian restaurant with the kitchen open and full menu items available until closing every night.

2. The hours of operation will be 10 AM to 12 AM Sundays through Thursdays and 10 AM to 12:30 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, 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 install or have French doors, operable windows or open facade
10. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed prior to opening.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
15. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
16. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2M recommends denial of the application for a new Restaurant Wine liquor license for **Levanto LLC dba Levanto 149 Grand Street 10013** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous in favor (5 board members)

4. NADC New York LLC dba NADC Burger 25 Cleveland Pl 10012 (WBC–Tavern)

- i. **Whereas**, the Applicant and the CEO appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for a Tavern Wine license to operate a fast-casual burger place on the ground floor and rear yard of a four (4)-story mixed-use, tenement-style building (ca. 1900) on Cleveland Place between Kenmare and Lafayette Streets (Block #481/Lot #13); the premises to be licensed has operable windows extending across the entirety of the front façade; the building falling within the Special Little Italy District; and
- ii. **Whereas**, the Applicant has been operating at the location for approximately nine months without the service of alcohol, the instant application indicating closing hours of 12 AM Sundays through Thursdays and 2 AM Fridays and Saturdays, the Applicant stating they would be closing the rear yard at 12 AM daily, the instant application including four speakers in the rear yard, the rear yard being surrounded by residential units, there being no Certificate of Occupancy or Letter of No Objection indicating use of the rear yard was permitted, there are fire escapes in the back of the building that go down into the rear yard, the Applicant being unable to state definitively if there is an emergency egress out of the rear yard without any blockage to the street or where it is located or if there is clear signage indicating the fire exit

path, a number of residents submitted letters and came to speak in opposition to the use of the rear yard, the instant application including amplified sound with hours from 10 AM until 12 AM in the yard, the Applicant having done no outreach to the many residents surrounding the rear yard, CB2M having received approximately 18 letters in opposition to the application including from the Board of Managers of Spring Condominium, one of the buildings that abuts the rear yard; and

- iii. **Whereas**, after hearing the concerns raised by the Committee and the residents, the Applicant requested **to lay over** this application to April/2026 in order to do outreach to the local residential community and to explore the legality of using the rear yard and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that CB2M strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **NADC New York LLC dba NADC Burger 25 Cleveland Pl 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (5 board members)

5. Kim 1 Holding LLC 109 111 Mulberry St 10003 (WBC–Restaurant)

- i. **Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for a Restaurant Wine license to operate a full-service dim sum restaurant on the basement level and first floor upper mezzanine of a seven (7)-story mixed-use building (ca. 2019) on Mulberry Street between Hester and Grand Streets (Block #206/Lot #24), the building falling within the Special Little Italy District; and
- ii. **Whereas**, the basement level premises is approximately 5,000 sq. ft. (4,000 sq. ft. on the basement level connected by an interior stairway to 1,000 sq. ft. in the upper mezzanine); there will be 16 tables with 70 seats and one bar with five (5) seats in the basement and four (4) tables and 40 seats in the mezzanine for a total seated occupancy of 115 persons, the temporary Certificate of Occupancy dated 2/19/2026 not listing the Basement level of the premises and showing an occupancy of 23 for the mezzanine, the Applicant's Attorney saying they are working on getting the Certificate of Occupancy updated to align with the provided architect's drawings; the premises has one (1) door which will serve as patron ingress and egress, two (2) emergency exits and six (6) bathrooms; the store front infill being fixed without operable doors or windows that open out to the sidewalk; there is no outdoor seating included with the application and no plans to have outdoor seating in the future; and
- iii. **Whereas**, the proposed hours of operation will be from 10 AM to 12 AM Sundays through Saturdays; music will be quiet background only consisting of music from iPod/CDs; there will be one (1) TV operating in "closed caption" mode without sound; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers, no security personnel or doormen; and
- iv. **Whereas**, the premises was previously licensed under Skybird Hospitality Partners LLC dba New York Vybes (Lic ID #0240-23-142301) with a Restaurant Wine license from 2023 to 2025; and

- v. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being 57 active licensed premises and an additional 6 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new Restaurant Wine liquor license, with those stipulations as follows:
 1. Will be advertised and operated as full-service dim sum restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 10 AM to 12 AM Sundays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play recorded background music at conversational levels only, 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 1 (one) 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 install or have French doors, operable windows or open facade
 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 will provide to CB2 prior to opening a Certificate of Occupancy or temporary Certificate of Occupancy indicating the proper floors for use as an eating and drinking establishment as well as a Place of Assembly Certificate 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: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
 13. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
 14. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a new Restaurant Wine liquor license for **Kim 1 Holding LLC 109 111 Mulberry St 10003** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "method of operation" of the NYSLA liquor.

Vote: Unanimous in favor (5 board members)

6. Rye NYC 1 LLC 285 Lafayette St 10012 (WBC-Tavern) (previously unlicensed)

- i. **Whereas**, the Chief Financial Officer and the Applicant's Attorney appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for a new Tavern Wine license to operate an artisanal bakery and café on the ground floor of a seven (7)-story mixed-use building (ca. 1900, altered 2004) on Lafayette Street between Jersey and Prince Streets (Block #510/Lot #7501), and

- ii. **Whereas**, ground floor premises is approximately 3,200 sq. ft.; there will be 7 tables with 12 seats and one ordering counter with no seats for a total seated occupancy of 12 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed without operable doors or windows that open out to the sidewalk; there is no outdoor seating included with the application and no plans to have outdoor seating in the future; and
- iii. **Whereas**, the proposed hours of operation will be from 7 AM to 8 PM Sundays through Saturdays (7 days a week); music will be quiet background only consisting of music from iPod/CDs; there will be no televisions; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers, no security personnel or doormen; and
- iv. **Whereas**, the premises (the southernmost ground floor storefront in the building) has never previously been licensed for the service of alcohol and was most recently occupied by SoHo Ink, a tattoo parlor and art gallery, from approximately 2019 to 2024; and
- v. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being 54 active licensed premises and an additional 5 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule, the hours being very reasonable, this being the first U.S. outpost of Martin Auer bakery which is an Austrian family-owned bakery renowned for its 100% rye sourdough bread; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new Tavern Wine liquor license, with those stipulations as follows:
1. Will be advertised and operated as an artisanal bakery and café with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 7 AM to 8 PM Sundays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play recorded background music at conversational levels only, 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 not have more than 12 private parties per year.
 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 9. Will not install or have French doors, operable windows or open facade
 10. Will not make changes to the existing façade except to change signage or awning.
 11. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
 12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 13. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
 14. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
 15. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a new Tavern Wine liquor license for **Rye NYC 1 LLC 285 Lafayette St 10012** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous in favor (5 board members)

7. WOAHH Watts LLC 40 Thompson St 10013 (OP–Tavern) (previously unlicensed)

- i. Whereas,** the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Tavern liquor license to operate a restaurant, lounge and performance space in the 2nd and 3rd floors of a seven (7)-story commercial (ca. 1928, altered 2016) on the southeast corner of Watts and Thompson Streets s (Block #476 / Lot #62), the building falling within the Special SoHo-NoHo Mixed Use District; and
- ii. Whereas,** the 2nd and 3rd floor premises is approximately 6,250 sq. ft., with 3,400 sq. ft. on the 2nd floor and 2,850 sq. ft. on the 3rd floor, the floors being connected by both an interior stairway and elevators; there will be approximately 32 tables and 58 seats and one bar with 13 seats on the 2nd floor and one table with 28 seats and no bars on the 3rd floor for a total seated occupancy of 99 persons, there is one (1) entrance on Watts Street serving as the primary means of patron ingress and egress, one (1) elevator entrance on Thompson Street for ADA accessibility and one (1) freight elevator in an alleyway on the south side of the building, there are four (4) bathrooms; there will be no outdoor seating; and
- iii. Whereas,** the Applicant’s hours of operation will be 12 PM to 12 AM Sundays through Wednesdays and 12 PM to 1:30 AM Thursdays through Saturdays with any performances ending by 11:30 PM Sundays through Wednesdays and 12:30 AM Thursdays through Saturdays; the restaurant will be open to the public at all times aside from any private events; music will be recorded background music only from iPods/CDs/streaming services when there are no performances, performances may include live music, DJs and entertainment level music but at all times music will be played only through the existing sound system with limiters in place and remaining unchanged throughout any performance; there will be no TVs but there may be monitors; there will be no patron dancing, no third party promoters, no velvet ropes or metal barricades and no security personnel; and
- iv. Whereas,** the premises to be licensed, which has previously never been licensed for the service of alcohol, served for several years as Red Bull Space/Studios hosting music and art programming and workshops; and
- v. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the new On-Premises Tavern liquor license, with those stipulations as follows:
 1. Will be advertised and operated as a performance space with performances and live music in conjunction with a lounge and a restaurant with less than a full service kitchen but will serve the full food menu during all hours of operation.
 2. The hours of operation will be 12 PM to 12 AM Sundays through Wednesdays and 12 PM to 1:30 AM Thursdays through Saturdays with any performances ending by 11:30 PM Sundays through Wednesdays and 12:30 AM Thursdays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 3. The restaurant will be open to the public at all times aside from private events.

4. Will not operate as a Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 5. Will not operate a backyard garden, rooftop terrace or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 6. Will play recorded background music at conversational levels only when there are no performances. During performances there may be live music and/or DJs or other amplified sound. There will not be outside sound equipment brought in for performances – all performances will run through the establishment’s installed and tested sound system with limiters in place and remaining unchanged throughout any performance. Sound test will be performed before every event.
 7. There may be ticketed events and scheduled performances organized by the Applicant only. No third party promoters.
 8. Will not have televisions but may have monitors as part of a performance.
 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 comply with NYC Department of Buildings Regulations and will obtain Place of Assembly Certificate and keep current at all times required Permits and Certificates.
 13. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed prior to opening.
 14. 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: patron dancing, promoted events, velvet ropes or metal barricades or security personnel.
 17. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
 18. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.
- 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 **51 active licensed premises** and 10 pending licenses within 750 ft. of the premises proposed to be licensed according to LAMP, the agreed upon hours and stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a new On-Premises Tavern liquor license for **WOAH Watts LLC 40 Thompson St 10013** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor (5 board members)

8. Lindustrie Little Italy LLC 197 Grand St 10013 (WBC–Tavern)

- i. **Whereas**, the Applicant and the Applicant’s Representative appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for a new Tavern Wine license to operate a pizzeria on the ground floor of a seven (7)-story commercial building (ca. 1900, altered 1988) on Grand Street between Mulberry and Mott Streets (Block #237/Lot #14), the building falling within the Special Little Italy District and

- ii. **Whereas**, the ground floor premises is approximately 1,366 sq. ft.; there will be four (4) tables with 16 seats, two (2) counters with 12 seats and one window counter with four seats for waiting patrons for a total seated occupancy of 32 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; there is an existing accordion door which the Applicant stated will remain closed; there is no outdoor seating included with the application; and
- iii. **Whereas**, the proposed hours of operation will be from 12 PM to 10 PM Sundays through Saturdays (7 days a week); music will be quiet background only consisting of music from iPod/CDs; there will be no televisions; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no security personnel or doormen; and
- iv. **Whereas**, the premises was most recently licensed for the service of alcohol under Margherita Corp dba Margherita since approximately 2015, at first with a restaurant wine license to 2019 (Lic ID #0240-17-109264) and then with an on-premises liquor license from 2017 (Lic ID #0340-23-129658, exp 5/31/27), the prior licensee having last appeared before CB2M in [June/2021](#) to add the adjacent storefront to their licensed premises which CB2M unanimously recommended be approved; and
- v. **Whereas**, the Applicant has another licensed premises within CB2M under the name L'Industrie WV LLC dba L'Industrie Pizzeria (Lic ID #0267-24-124450) at 104 Christopher Street where numerous complaints have been received by CB2M about the long lines congesting the sidewalk and blocking the frontage of neighboring businesses, the Applicant stating they have staff outside to encourage patrons to place their order online and return when it is ready and are using text messaging to interact with patrons in an effort to significantly reduce the lines; the location of the instant application being larger with room to accommodate some waiting patrons inside which they hope will prevent lines at this new location; the Applicant also stating while there is no sidewalk café included with the instant application they hope to apply for one in the future and will return to CB2M at that time, the Applicants being made aware that a clear path needs to remain on the sidewalk for passing pedestrians which will be impossible to achieve if they have both a sidewalk café and a line, the Applicant was being strongly encouraged to find a way to manage the lines at this new location including having the line go back and forth in front of their premises so as not to expand in front of other adjacent buildings; and
- vi. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being 88 active licensed premises and an additional 11 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and
- vii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the "method of operation" of the new Restaurant Wine liquor license, with those stipulations as follows:
1. Will be advertised and operated as a pizzeria with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 12 PM to 10 PM Sundays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
 5. 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 by 10 PM every night, allowing only for patron ingress and egress.
8. Will keep any lines immediately next to the storefront premises, leaving the curbside of the sidewalk clear for pedestrian passage and will not block any adjacent premises. Additionally will use an electronic messaging system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
9. Will not make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations and will 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: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances or security personnel/doorman.
13. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
14. Will appear before CB2M prior to submitting any 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.

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a new Tavern Wine liquor license for **Lindustrie Little Italy LLC 197 Grand St 10013** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous in favor (5 board members)

9. Counter Restaurant NYC LLC fka 341 West Broadway Restaurant LLC dba Counter NYC 341 W Broadway 10013 (OP–Restaurant)

- i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for a new On-Premises Restaurant liquor license to fine dining restaurant serving American diner cuisine on the ground floor, mezzanine and 2nd floor of a two (2)-story commercial building (ca. 1930) on West Broadway between Grand and Broome Streets (Block #475/Lot #3), the building falling within NYC LPC’s designated SoHo-Cast Iron Historic District and the Special SoHo-NoHo Mixed Use District; and
- ii. **Whereas**, the premises is approximately 2,090 sq. ft. with 1,220 sq. ft. on the ground floor, 189 sq. ft. on the mezzanine with no patron occupancy, and 681 sq. ft. on the 2nd floor, the floors being connected by an interior staircase; there will be 18 tables with 40 seats and one bar with five seats for a total seated occupancy of 45 persons and a legal occupancy of 62 persons, the 2nd floor being used as a bar and private dining room; the premises has one (1) door which will serve as patron ingress and egress and two (2) bathrooms; the store front infill being fixed without operable doors or windows that open out to the sidewalk; and
- iii. **Whereas**, the proposed hours of operation will be from 9 AM to 12 AM Sundays through Wednesdays and 9 AM to 1 AM Thursdays through Saturdays with the last reservation being at 11:30 PM and no walk-ins permitted after that time; music will be quiet background only consisting of music from iPod/CDs; there will be no televisions; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no security personnel or doormen; and

- iv. **Whereas**, the premises was most recently licensed with a restaurant wine license under Yakinuku Futago Soho LLC (Lic ID #0240-25-124580, exp 9/30/2027) since approximately 2025 and FTG Company USA Inc dba Nikuatei Futago (Lic ID # 0240-23-140246, exp. 3/31/2025), prior to that the premises operated as Dulce Holgar Bakery, a Basque bakery for a brief time in 2014, followed by Donostia Bakery LLC dba Home Sweet Home also with a restaurant wine license (Lic ID # 0240-14-100466, exp 6/30/2016); and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new Restaurant Wine liquor license, with those stipulations as follows:
1. Will be advertised and operated as a fine dining full-service restaurant serving American diner cuisine with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 9 AM to 12 AM Sundays through Wednesdays and 9 AM to 1 AM Thursdays through Saturdays with the last reservation being 11:30 PM every night and no walk ins permitted after 11:30 PM. All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 6. Will have not more than 12 private parties per year.
 7. Will not have televisions.
 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 9. Will not have patron occupancy/service to any portion of the mezzanine of licensed premises.
 10. Will not install or have French doors, operable windows or open facades.
 11. Will not make changes to the existing façade except to change signage or awning.
 12. Will comply with NYC Department of Buildings Regulations and 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, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
 16. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
 17. Will appear before CB2M 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 **49 active licensed premises** and 6 pending licenses within 750 ft. of the premises proposed to be licensed according to LAMP, the Applicant having reached out to the SoHo Alliance, the local block association, and reached an agreement on hours with their method of operation being primarily a reservation-based fine dining experience allowing for diners to dine at a leisurely pace, the agreed upon hours and stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that CB2M recommends denial of the application for a new On-Premises Restaurant liquor license for **Counter Restaurant NYC LLC fka 341 West Broadway**

Restaurant LLC dba Counter NYC 341 W Broadway 10013 unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous in favor (5 board members)

10. Iaccas Corp dba Old Fashion Cafe 110 Thompson St 10012 (OP–Restaurant) (Change in Method of Operation) (Alteration: DONYC–Roadway)

- i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for a Change in Method of Operation and Alteration to add Municipal Space to their existing On-Premises Restaurant liquor license (Lic ID #0340-23-136034, exp 3/31/2027) for a café and bistro in a residentially-only zoned area in the non-conforming basement space of a six (6)-story, residential walk-up building (c. 1900) on Thompson Street between Spring and Prince Streets (Block 502/Lot 12), the building falling within NYC’s LPC-designated Sullivan-Thompson Historic District; and
- ii. **Whereas**, the Applicant originally came before CB2M in [June/2022](#) for their On-Premises Restaurant liquor license, the 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, the Applicant agreeing to a number of stipulations in order to meet the public interest, those stipulations including that there would be no sidewalk or roadway seating, music would be quiet background music only and that there would be no promoted events or events with cover fees; the Applicant having been violating those agreed-upon stipulations since opening in Fall/2022 as outlined CB2M’s [January/2024](#) resolution when the Applicant applied for a Change in Method of Operation to extend their operating hours by one hour each night, the Applicant at the time advertising hours later than the stipulated to hours of operation, the late night exiting of patrons causing a disturbance to neighboring residents, the Applicant also partnering with another organization to host mixology classes, CB2M recommended denial of the application; the matter was heard at a full board hearing of the NYSLA on 04/02/2025 [Agenda Item 04/02/2025-061](#) where the members voted to deny the application, with Chair Fan saying that if she could she would pull back the operating hours due to the extensive noise emanating to the sidewalk from the interior of the premises in addition to the number of patrons outside of the premises which was observed when the NYSLA did an observation of the licensed premises, the Applicant also being directed to remove the roadbed seating they had installed without coming before CB2M or the NYSLA for an Alteration to extend the licensed premises into the Municipal Space; and
- iii. **Whereas**, the Applicant again returned to CB2M in [June/2024](#) for an Alteration application to add the adjacent cellar space to the licensed premises, the Applicant at the time operating with both sidewalk and roadbed seating in derogation of the stipulation agreement executed with CB2M in order to meet the public interest standard for CB2M’s approval recommendation of the original On-Premises liquor license, CB2M unanimously voted to deny the Application because the Applicant had not been abiding by the previously agreed to stipulations and refused to agree to not having outdoor seating; and
- iv. **Whereas**, most recently, the Applicant appeared before the NYSLA on [01/28/2026](#) for a disciplinary matter (Case #CS-25-10784) involving unauthorized alterations, extension of premises, failure to comply and failure to supervise for which he was charged a \$10,000 civil penalty; and
- v. **Whereas**, the instant application being for both a Change in Method of Operation to remove the stipulation prohibiting outdoor seating and an Alteration application to Add Municipal Space to the

licensed premises, the Applicant having received approval from NYC DOT to have roadbed seating under the Dining Out NYC program last Fall; adjacent and immediately nearby residents appeared and sent letters both in favor of and in opposition to the application, with those in favor citing the restaurant as being a neighborhood restaurant and wanting to sit outside and those in opposition citing the disruption to their quality of life due to late night noise of patrons and staff outside until early morning hours, with music that can be heard in their residences and patrons smoking outside of their windows on a narrow residential block where outdoor dining was previously prohibited due to zoning; and

vi. **Whereas**, the Applicant was presented with a stipulation agreement that attempts to reach a compromise and permits the Applicant to utilize the roadbed seating NYC DOT has approved while mitigating the negative evening quality of life impacts to the immediately impacted residents by having the exterior hours of operation end at a reasonable time in the evening, CB2M feeling this compromise allows the Licensee to take advantage of the roadbed seating while protecting the quality of life for the adjacent residents and gives the Applicant the opportunity to show that they can adhere to their executed stipulation agreement; and

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

1. The roadway café will substantially conform to submitted diagram and have no more than six (6) tables and 12 seat on Thompson Street. The roadway seating has been referred to FDNY for a waiver and cannot be more than 6' 6" deep.
2. The hours of operation for the roadway café will be 11 AM to 8 PM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
3. All patrons will be removed by 8 PM nightly and all tables and chairs will be secured not later than 9 PM nightly.
4. There will be no sidewalk seating.
5. 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.
6. There will be no host stands, bus or service stations on the sidewalk or in the roadbed
7. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
8. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
9. There will be no smoking by patrons or staff within the roadbed seating, immediately outside the licensed premises or on the sidewalk in front of the adjacent properties. Signs will be posted and staff will monitor to ensure this is adhered to by both patrons and staff.
10. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
11. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect including that there will not be events where a cover fee is charged / ticketed events.

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the Change in Method of Operation and Alteration application to Add Contiguous / Non-Contiguous Municipal Space to the licensed premises under the name of **Iaccas Corp dba Old Fashion Cafe 110 Thompson St 10012** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous in favor (5 board members)

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

- i. **Whereas**, the Applicant had submitted notice to Community Board 2, Manhattan of their intent to file an application for a Corporate Change to their existing On-Premises Restaurant Liquor License (Lic. ID # 0340-23-137621) in [October/2025](#), the instant application being a renotification as it has been more than 270 days since the original 30-day notice; and
- ii. **Whereas**, the Applicant appeared before CB2M in October/2025 for this Corporate Change application, CB2M having received complaints regarding the Applicant’s unauthorized sidewalk seating, the Applicant removing the seating following meeting with CB2M and executed and had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the liquor license, with those stipulations being as follows:
1. The premises will be advertised and operated as a full-service French restaurant and wine lounge serving brunch, lunch and dinner with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 10 AM to 1 AM Sundays, 11 AM to 1 AM Mondays through Wednesdays and 11 AM to 2 AM Thursdays and Fridays and 10 AM to 2 AM Saturdays.
 3. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
 4. Any future sidewalk seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 11 PM every day. No patrons will remain after stated closing hour. There will be no roadbed seating.
 5. Only the service of beer and wine will be permitted and served in any future sidewalk café.
 6. No exterior music, speakers or TVs.
 7. Will play recorded background music at conversational levels only so as not to cause a disturbance in any adjacent residences at any time.
 8. Will not have televisions.
 9. Will close all doors and windows at 9 PM every night, allowing only for patron ingress and egress.
 10. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 11. Will not install or have French doors, operable windows or open facades.
 12. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
 13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 14. The premises will not have dancing, DJ’s, live music, promoted events, scheduled performances or any event where a cover fee is charged, velvet ropes or metal barricades, security personnel/doormen.
 15. Will operate entire premises at all times using only one DBA name. There will be only one entrance for patrons. In keeping with the artisanal spirit and focus of current offerings, the Licensee will only serve “unadulterated” alcoholic spirits, for example as aperitifs or digestifs. The licensee agrees to not offer or serve mixed drinks or cocktails.
 16. There will be no wait lines outside.
 17. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
 18. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the Corporate Change to the existing On-Premises Restaurant liquor license for **Supernatural Wine Inc & Supernatural Wines NY LLC dba La Compagnie des Vins Surnaturels 247 249 Center St 10013**, unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the NYSLA Liquor License.

Vote: Unanimous in favor (6–0)

12. Beyond Pho Corp 2 dba Five Spice 227 Mulberry St, store B 10012 (WBC–Restaurant) (Corporate Change) (*appearance waived*)

- i. Whereas**, the Applicant originally appeared before Community Board 2, Manhattan (CB2M) in [December/2020](#) to present an application to the NYS Liquor Authority for a new Restaurant Wine license to operate a full-service traditional Vietnamese restaurant in the ground floor of a C6-2-zoned, seven (7)-story mixed-use building constructed in 1991 on Mulberry Street between Spring and Prince Streets (Block #495/Lot#33); and
- ii. Whereas**, the instant application is for a Corporate Change due to a stock purchase agreement, there is no change in method of operation, the new principal has executed and had notarized a Stipulations Agreement with CB2M which reflects the original stipulation agreement signed on 12/10/2020 that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the liquor license, with those stipulations being as follows:
 1. Premises will be advertised and operated as a full-service restaurant serving traditional Vietnamese cuisine with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be Sunday through Saturday from 11:30AM to 11:00PM. No patrons will remain after stated closing time.
 3. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
 4. Any future 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.
 5. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
 6. Will not have televisions.
 7. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
 8. Will 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 close all doors and windows at 8:00PM every night.
 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: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
 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, Manhattan prior to submitting any changes to any stipulation agreed to herein.

- iii. **Whereas**, as the Applicant signed and executed the stipulation agreement prior to CB2M's SLA Licensing Committee meeting, appearance at the meeting was waived; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Corporate Change to the existing Restaurant Wine liquor license for **Beyond Pho Corp 2 dba Five Spice 227 Mulberry St, store B 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 in favor (6-0)

13. Melda Comedy LLC dba Greenwich Village Comedy Club 99 MacDougal St, lower level 10012 (OP-Tavern) (Corporate Change) (appearance waived)

- i. **Whereas**, the instant application is for a Corporate Change due to the death of the principal with 100% of the assets transferring to his wife, there is no change in method of operation; the Licensee originally came before Community Board 2, Manhattan in April/2012 to present an application for an On-Premises license to operate a comedy club with 65 table seats and no bar with a maximum legal capacity of 74 persons in a mixed-use building on MacDougal Street between Bleecker and West 3rd Streets; and
- ii. **Whereas**, there being an extensive set of stipulations agreed to with the local block association, Bleecker Area Merchants & Residents Association (BAMRA) in 2012 as well as stipulations with CB2M, the new principal signed and executed the stipulation agreement with CB2M which includes the original stipulations agreed to with BAMRA, with those stipulations as follows:
1. Premises will be advertised and operated as a comedy club.
 2. The hours of operation will be Sunday through Thursday from 4 PM to 12 AM and Fridays and Saturdays from 4 PM to 2 AM. No patrons will remain after stated closing time.
 3. Will operate as a comedy club only.
 4. Will not have Live Acts, DJs, DJ booths or Live Bands.
 5. Will use an assigned seating/ticket/bracelet system
 6. Will not allow lines outside prior to shows.
 7. Will adhere to all stipulations originally agreed to with BAMRA in April/2012 (minus "no barker" stips) (*attached to CB2M's stipulation agreement*).
 8. "Barkers" will be respectful, non-shouting.
 9. Will not have televisions.
 10. 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.
 11. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
- iii. **Whereas**, as the Applicant signed and executed the stipulation agreement prior to CB2M's SLA Licensing Committee meeting, appearance at the meeting was waived; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Corporate Change to the existing On-Premises Tavern liquor license for **Melda Comedy LLC dba Greenwich Village Comedy Club 99 MacDougal St, lower level 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 in favor (6–0)

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

14. Juicerie Nolita LLC dba Only the Wild Ones 19 Kenmare St, corner store 10012 (OP–Tavern) (DONYC–Sidewalk)

Whereas, prior to this month’s Community Board 2, Manhattan’s SLA #1 Licensing Committee Meeting on March 3, 2026, the Applicant requested **to lay over** this application to April/2026 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that CB2M strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Juicerie Nolita LLC dba Only the Wild Ones 19 Kenmare St, corner store 10012** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (5 board members)

15. Pa’Co LL & Grey Heron Holdings LLC 2 Bleecker St 10012 (OP–Tavern) (DONYC–Sidewalk)

Whereas, prior to this month’s Community Board 2, Manhattan’s SLA #1 Licensing Committee Meeting on March 3, 2026, the Applicant requested **to lay over** this application to April/2026 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that CB2M strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Pa’Co LL & Grey Heron Holdings LLC 2 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 in favor (5 board members)

Respectfully submitted,

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

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

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SLA LICENSING COMMITTEE 2

The SLA Licensing Committee #2 of Community Board 2, Manhattan, held an in person, non-hybrid meeting at 6:30 PM on Thursday, March 5, 2026 at Lenox Health Greenwich Village, 200 West 13th Street.

Committee Board Members Present: D. Raftery (Chair), C. Booth, K. Bordonaro, Paul McDaid, E. Olson, B. Pape

Committee Board Members Present arriving late: C. Booth

Committee Public Member Present: Laura Veldhuis

Committee Board Members Absent with Notice: C. Flynn, Dr. S. Smith

Committee Public Member Absent with Notice: B. Ely

Other Board Members Present: Valerie De La Rosa

RESOLUTIONS:

1. Orova LLC dba Orova 668 Greenwich St 10014 (WBC–Tavern) (*previously unlicensed*)

- i. Whereas**, the Applicant appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for a Tavern Wine license to operate daytime coffee bar and café transitioning to an evening wine bar in the ground floor of a full block, 11-story mixed-use building with (ca. 1899, renovated 2018), the storefront premises being on Greenwich Street between Christopher and Barrow Streets(Block #604/Lot #3), the building being an individual landmarked building; and
- ii. Whereas**, the ground floor premises is approximately 1,090 sq. ft.; there will be nine (9) tables and 27 seats and one (1) bar with five (5) seats for a total seated patron occupancy of 32 persons; the premises has one (1) door which will serve as patron ingress and egress, one (1) emergency exit and one (1) bathroom; the store front infill being fixed without operable doors or windows that open out to the sidewalk; there is no outdoor seating included with the application and no plans to have outdoor seating in the future; and
- iii. Whereas**, the proposed hours of operation will be from 7 AM to 12 AM Sundays through Saturdays (7 days a week); 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 or movable barriers and no security personnel or doormen; and
- iv. Whereas**, the premises, which has never previously been licensed for the service of alcohol, was most recently operated as a dry cleaners, the mixed-use building having 479 residential units, this being a loss of dry retail that provided a service to the residents in the building and immediate area, the Applicant planning to bring a daytime food and coffee establishment to the area in addition to an evening wine bar; and

- v. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being 55 active licensed premises and an additional 3 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the new Tavern Wine liquor license, with those stipulations as follows:
 1. Will be advertised and operated as daytime coffee bar and café transitioning to an evening wine bar with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 7 AM to 12 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 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 facade
 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 may be occasional ticketed events for classes such as wine and cheese pairings.
 13. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
 14. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
 15. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a new Tavern Wine liquor license for **Orova LLC dba Orova 668 Greenwich 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” of the NYSLA liquor license.

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

2. Oshikiri Inc dba Menkoi Sao 7 Cornelia St 10014 (WBC–Restaurant)

- i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for a Restaurant Wine license to operate a ramen and noodle shop in the ground floor of a five (5)-story mixed-use building (ca. 1900) on Cornelia Street between West 4th and Bleecker Streets (Block #590/Lot #34), the building falling within NYC LPC’s Greenwich Village Historic District Extension II; and

- ii. **Whereas**, the ground floor premises is approximately 1,250 sq. ft. (680 sq. ft. on the ground floor connected by an exterior sidewalk hatch to 570 sq. ft. in the basement with no patron use of the basement); there will be four (4) tables and 24 seats and one (1) bar with eight (8) seats and a bench with three (3) seats for patrons waiting for take out for a for a total seated occupancy of 35 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed without operable doors or windows that open out to the sidewalk; there is no outdoor seating included with the application and no plans to have outdoor seating in the future; and
- iii. **Whereas**, the proposed hours of operation will be from 12 PM to 10:30 PM Sundays through Thursdays and 12 PM to 11:30 PM 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, no security personnel or doormen; and
- iv. **Whereas**, the premises was most recently operated under the same DBA name without a liquor license, the Applicant having been a manager at the premises; and
- v. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being 103 active licensed premises and an additional 7 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the new Restaurant Wine liquor license, with those stipulations as follows:
1. Will be advertised and operated as full-service ramen and noodle restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 12 PM to 10:30 PM Sundays through Thursdays and 12 PM to 11:30 PM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating. There will be no tables and/or chairs placed on the sidewalk
 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 install or have French doors, operable windows or open facade
 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: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
 14. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.

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

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a new Restaurant Wine liquor license for **Oshikiri Inc dba Menkoi Sao 7 Cornelia 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” of the NYSLA liquor license.

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

3. The Fourteen Group LLC dba Casse Cou 244 W 14th St 10011 (OP–Restaurant) (Transfer)

- i. Whereas**, the Applicant and Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Restaurant liquor license to operate a full service, high-end restaurant serving French-fusion cuisine in the ground floor and basement of a 2-story commercial building (c. 1920) on West 14th Street between 7th and 8th Avenues (Block #618/Lot #10); and
- ii. Whereas**, the storefront is approximately 9,730 sq. ft. (4,865 sq. ft on the ground floor and 4,865 sq. ft. in the cellar, the cellar being accessed by two interior staircases); there will be approximately 23 tables with 100 seats and one (1) bar with approximately 9 seats on the ground floor and approximately 18 tables with 66 seats and one (1) bar with approximately 11 seats in the cellar for total patron seating of approximately 186 persons but not to exceed 200 patrons; the kitchen is located on the ground floor with offices and storage in the cellar level; there are three (3) bathrooms on the ground floor and two (2) bathrooms in the cellar; there is one (1) entry area with four doors opening to a vestibule that will be used for patron ingress and egress; there is one interior stairwell in the eastern-most side of the vestibule leading to the cellar and another stairwell in the rear of the premises that leads to the cellar; and
- iii. Whereas**, the instant application is a transfer application, the method of operation remaining the same, the premises currently being operated and licensed under AW Hospitality LLC dba Drai’s Supper Club New York (Lic ID #0340-25-111125, exp 4/30/27), prior to that been operated as the nightclub Up and Down from 2009 until 2020, receiving multiple disciplinary actions and community complaints; and
- iv. Whereas**, the method of operation is to operate both floors of the premises under one DBA as a full-service, high-end restaurant with the kitchen open and full menu items available until closing every night; the Applicant’s agreed to hours of operation are 12 PM to 12 AM Sundays through Tuesdays and 12 PM to 2 AM Wednesdays through Saturdays; on the ground floor music will be recorded background music at conversational levels only and there may be live acoustic music, primarily piano (no brass instruments, percussion, microphones or amplification) at background levels, the cellar will have recorded background music only with the exception of private parties in the basement which may have DJs or acoustic live music (no brass instruments, percussion, microphones or amplification), during private parties there may be patron dancing; and
- v. Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “method of operation” of the On-Premises Liquor License, with those stipulations as follows:

1. Premise will be advertised and operated as a full-service French-fusion restaurant in the ground floor with the cellar primarily being used for private parties / events with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be from 12 PM to 12 AM Sundays through Tuesdays and 12 PM to 2: AM Wednesdays 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. Will not have televisions.
 5. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating now or in the future.
 6. Will play recorded background music at conversational levels only and may have live acoustic music, primarily piano (no brass instruments, percussion, microphones or amplification) at background levels on the ground floor. The cellar will have recorded background music only with the exception of private parties in the basement which may have DJs or acoustic live music (no brass instruments, percussion, microphones or amplification). Will install and calibrate sound limiter to ensure that no music will be audible in any adjacent residences at any time.
 7. Will have not more than 24 private parties per year.
 8. May have dancing at private parties/events in the cellar. No dancing in the ground floor restaurant.
 9. Will do a sound test involving the residents to ensure soundproofing is sufficient so as to prevent music and bass from being heard in residential homes, particularly when there may be DJs.
 10. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 11. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
 12. Will ensure emergency egress from cellar to the common hallway is an alarmed door to prevent patron and employee access aside from in case of emergency.
 13. There will be no use of rear yard by patrons or staff. Door to rear yard will be closed and alarmed at all times.
 14. Will not install or have French doors, operable windows or open façades.
 15. Will not make changes to the existing façade except to change signage or awning.
 16. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 17. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 18. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
 19. Will not have: promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades.
 20. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 21. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
- 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 **54 active licensed premises** and 7 pending licenses listed on LAMP within 750 feet of the subject premises, the Applicant having done outreach to area residents and included stipulations to mitigate any previous issues residents had with prior operations including working with residents in conducting sound tests, that the rear door would be closed at all times, that there would be no lines on the exterior, the agreed upon stipulations being reasonable and 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 new On-Premises Restaurant Liquor License in the name of **The Fourteen Group LLC dba Casse Cou 244 W 14th St 10011** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

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

4. **Mitsuru and Reynolds 4th St LLC dba Mitsuru 149 W 4th St 10012** (OP–Restaurant) (Class Change)
 - i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application for a Class Change of the existing Restaurant Wine license (Lic ID # 0240-25-104860) to On-Premises full liquor to continue to operate a full-service Omakase and sushi restaurant on the ground floor of a mixed-use, five (5)-story walk-up tenement-style building (circa 1900) on West 4th Street between Sixth Avenue and MacDougal Streets (Block #552/Lot #36), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
 - ii. **Whereas**, the premises is approximately 2,300 sq. ft. with 1,300 sq. ft. on the ground floor and 1,000 sq. ft. in the basement, the basement being accessed via both an interior stairway and a sidewalk hatch, there is no patron use of the basement; there are six (6) tables and 16 seats and one (1) bar with 14 seats for a total seated patron occupancy of 30 persons; there is one (1) entry which serves as patron ingress and egress and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
 - iii. **Whereas**, the hours of operation will remain from 12 PM to 12 AM Sundays through Saturdays (7 days a week); music will be quiet background only consisting of music from iPod/CDs/streaming services; there will continue to 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 local block association, West 4th/Mac 6th Block Association, appeared before the committee and submitted materials to both the committee and applicants documenting issues with drug use on this specific block and other quality of life issues; they stated they were not opposed to the application but requested that the applicant not pursue roadbed dining at this time, which the applicant agreed to; and
 - v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:
 1. Premises will be advertised and operated as full-service service Omakase and sushi restaurant with the kitchen open and full menu items available until closing every night.
 2. The 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. Any future sidewalk café seating will consist of not more than one (1) table and two (2) chairs. There will be no roadbed seating at this time. All outdoor seating now or in the future will close no later than 9 PM and will conform to all rules and regulations.
 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 24 private parties per year.
 7. Will not have televisions.
 8. Will close all doors and windows at all times allowing only for patron ingress and egress.
 9. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 10. Will not install or have French doors, operable windows or open facades.
 11. Will not make changes to the existing façade except to change signage or awning.
 12. Will comply with NYC Department of Buildings Regulations and 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. 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, security personnel/doormen.
 15. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
 16. Will appear before CB2, Man. for change in method of operation to license prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- ix. 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 **83 active licensed premises** and 7 pending licenses according to LAMP within 750 feet of the subject premises, the Applicant having operated for approximately two years at this location without incident, the Applicant having garnered the support of the local residents since opening, some of those residents expressing concern about the applicant on inception, especially in regards to any outdoor seating, the roadbed that had previously been outside the premises and installed by a prior operator having served as a gathering spot for passersby after restaurant hours, the Licensee removing the roadbed seating and having no intention of replacing it, the Applicant having now received support of the area residents who wrote letters supporting the instant class change application, the agreed upon stipulations being reasonable and 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 new On-Premises Restaurant liquor license in the name of **Mitsuru and Reynolds 4th St LLC dba Mitsuru 149 W 4th St 10012** unless the statements presented by the Applicant are accurate and complete and that all the conditions and stipulations agreed to by the Applicant are incorporated into the “method of operation” of the NYSLA Liquor License.

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

5. Gastronom Restaurant LLC 210 W 10th St 10014 (OP–Restaurant)

- i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application for an On-Premises Restaurant liquor license to operate a Slavic restaurant with Japanese influences on the ground floor of six (6)-story, tenement-style residential building (circa 1911) on West 10th Street between Bleecker

and West 4th Streets (Block #619/Lot #56), the building falling within NYC LPC's designated Greenwich Village Historic District; and

- ii. **Whereas**, the premises is approximately 1,180 sq. ft. with 730 sq. ft. on the ground floor and 450 sq. ft. in the basement, the basement being accessed by a sidewalk hatch with no patron use of the basement; there will be eight (8) tables and 16 seats, one (1) window counter with three (3) seats and one (1) bar with 12 seats for a total seated patron occupancy of 31 persons; there is one (1) entry which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk, there are operable windows in the rear of the premises; there is no sidewalk or roadway café included with the application and no plans to have any seating on the exterior of the premises; and
- iii. **Whereas**, the hours of operation sought are 4 PM to 1 AM Sundays through Wednesdays and 4 PM to 2 AM Thursdays through 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**, prior to 2018, the premises proposed to be licensed operated as two separate dry retail spaces (a dry cleaners in the western storefront and a café in the eastern storefront) with neither storefront being licensed for the service of alcohol; the previous licensee at the location, Sushi on West 10th Street LLC dba Sushi on Jones, opening a reservation-only Omakase restaurant, closing hours of 11 PM, with a Tavern Wine license (Lic ID #0267-21-116562) in 2018, and then expanding to the adjacent storefront in approximately 2022 and upgrading to an On-Premises liquor license around that time (Lic ID #0340-23-138120), the method of operation remaining the same with the restaurant typically closing at 10 PM; and
- v. **Whereas**, the local block association, the West Village Residents Association (WVRA), appeared before the committee and submitted written testimony with concerns about the instant application, the speaker representing both WVRA and speaking as a resident on the block; WVRA very much appreciated the lack of any outdoor seating, this being a residential block with many ground floor apartments, the sidewalk and roadway both being relatively narrow with a bus stop in front of the premises proposed to be licensed; however, WVRA had strong objections to the late night hours, the proposed menu being a lot of small plates, the 1 AM and 2 AM closing creating more of a late night bar environment than a restaurant, the principal himself actually called the premises a “bar” when saying he was going to move into the upstairs apartment “above the bar,” the method of operation and hours being vastly different from the previous reservation-only Omakase restaurant, the instant application adding negative quality of life impacts to the many ground floor residents on the block with the creation of at least 17 additional late night hours from the previous licensee at the location, the hours being inappropriate for this residential block; and
- vi. **Whereas**, after hearing the public testimony, the Applicant agreed to reduce the hours until 12 AM Sundays to Wednesdays and 1 AM Thursdays through Saturdays; the 1 AM closing remaining late for a residential block with many ground floor residents, the method of operation – not being primarily a reservation-only establishment, with smaller dishes, with essentially half the seating in the premises being at the bar – combined with the late hours poses serious concerns that the late night exiting of patrons will be a significant negative quality of life impact to the residents of the block; and
- ix. **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 **100 active licensed premises** and 5 pending licenses

listed on LAMP within 750 feet of the subject premises, the block being residential with many ground floor apartments, the late night hours of operation creating a significant negative quality of life impact to those residents; following the SLA Committee meeting, the Applicant was presented with the option of a supportive recommendation from CB2M if they would agree to close at 12 AM each night in order to mitigate the late night impacts to the residents, the Applicant could not agree to the midnight closing; and

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the On-Premises Restaurant liquor license application for **Gastronaut Restaurant LLC 210 W 10th St 10014**; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2M respectfully requests that this item be calendared to appear before the Members of the Authority.

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

6. Penmanship LLC dba Jeffrey's Grocery 172 Waverly Pl 10014 (OP-Restaurant) (Alteration: DONYC-Open Streets) (Lic. ID #0340-23-137454)

i. Whereas, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises liquor license to add roadway seating as part of the NYC DOT Open Streets program to their licensed premises; and

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

1. Open Streets seating will substantially conform to submitted diagram and have no more than 10 tables and 48 seats on Waverly Place between Christopher and West 10th Streets.
2. Hours of operation for the NYC DOT Open Streets seating will be from 9 AM to 10 PM Sundays, closed Mondays through Wednesdays, 11 AM to 11 PM Thursdays and Fridays and 9 AM to 11 PM 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 all waitstaff access to Open Street seating will be from within the establishment's frontage and service will be only from within the establishments NYC DOT Open Streets seating boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
4. There will be no host stands, bus or service stations in the roadway.
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 NYC DOT Open Streets program.
7. 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 **Penmanship LLC dba Jeffrey's Grocery 172 Waverly Pl 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 in favor: (6 board members, 1 public member)

7. Hotel Gansevoort Group LLC & WSA-NY Manager LLC dba Gansevoort Hotel, Gansevoort Rooftop 18 9th Ave 10014 (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID #0343-23-116004)

- 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 48 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises liquor license in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 24 tables and 48 seats on 9th Avenue between Little West 12th and West 13th Streets.
 2. Hours of operation for the Dining Out NYC sidewalk café will be from 10 AM to 11 PM Sundays, 8 AM to 11 PM Mondays through Thursdays and 8 AM to 12 AM Fridays and Saturday, these hours being consistent with what neighboring establishments had under the old DCWP program.
 3. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 7. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA 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 **Hotel Gansevoort Group LLC & WSA-NY Manager LLC dba Gansevoort Hotel, Gansevoort Rooftop 18 9th 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 in favor: (6 board members, 1 public member)

8. **WSA Cafe LLC & WSA-NY Manager LLC dba C+C Coffee + Cocktails 18 9th Ave 10014** (OP–Tavern) (Alteration: DONYC–Sidewalk) (Lic. ID #0370-23-130812)

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 26 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 13 tables and 26 seats on 9th Avenue between Little West 12th and West 13th Streets.
2. Hours of operation for the Dining Out NYC sidewalk café will be from 10 AM to 11 PM Sundays, 8 AM to 11 PM Mondays through Thursdays and 8 AM to 12 AM Fridays and Saturdays, these hours being consistent with what neighboring establishments had under the old DCWP program.
3. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
8. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **WSA Cafe LLC & WSA-NY Manager LLC dba C+C Coffee + Cocktails 18 9th 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 in favor: (6 board members, 1 public member)

9. **Olio Restaurants LLC dba Olio e Piu 3 Greenwich Ave. 10014** (Alteration: DONYC–Sidewalk) (Lic. ID #0340-22-103677) (*Reconsideration, originally appeared June/2025*)

i. **Whereas**, the instant application is a reconsideration request made by the Applicant’s Attorney to Community Board 2, Manhattan (CB2M) in relation to the Applicant’s Alteration application to add Municipal Space (a sidewalk café) to their licensed premises which was denied by the Members of the NYS Liquor Authority (NYSLA) at their January 7, 2026 Full Board Meeting; and

ii. **Whereas**, the Applicant appeared before CB2M in June/2025 for the Alteration application to add sidewalk and roadbed seating to their licensed premises at which time CB2M unanimously

recommended denial of the application due to the fitness and character of the Applicant, the Applicant having a long and extensive negative history with CB2M going back to when this restaurant was originally licensed in 2010, as outlined in CB2M's [June/2025 resolution](#) as well as in CB2M's [October/2012 resolution](#) for renewal of their sidewalk café license; and

- iii. **Whereas**, the Applicant has two other licensed premises in CB2M – Boucherie LLC dba Boucherie (Lic ID #0340-22-106274) at 97-99 Seventh Ave South and Petite Boucherie LLC dba Petite Boucherie and Omakase Room (Lic ID #0340-23-137761) at 14 Christopher Street, the location of which had previously been licensed by the Applicant for beer and wine under the name Whynot My Way LLC dba Dominique Bistro and Omakase Room (Lic. ID #0267-17-107173); all three of these establishments receiving many complaints throughout their years of operation; and
 - iv. **Whereas**, the NYSLA approved the Applicant's roadbed seating at the location prior to receiving CB2M's June/2025 denial recommendation, the Authority did, however, call up the sidewalk seating for a determination by the Members of the Authority which was scheduled for [09/18/2025 NYSLA Full Board](#) meeting, adjourning the application at that meeting to the [01/07/2026 NYSLA Full Board](#) meeting at which the Members of the Authority denied the sidewalk café application; and
 - v. **Whereas**, following the denial of the application by the NYSLA, the Applicant's Attorney sent notice to CB2M requesting to be put on the CB2M February SLA Committee agenda for reconsideration of the sidewalk café application, then requesting to lay the application over to March/2026 and provided no new materials; and
 - vi. **Whereas**, prior to the March/2026 SLA Committee meeting, the Borough President's office reached out to the Chair of CB2M's SLA Committee, the Applicant and their Attorney requesting to "convene stakeholders to reach a mutually agreeable resolution over the liquor license for Olio e Piu," the Chair of CB2M's SLA Committee and CB2M's District Manager attended a meeting with the Borough President, members of his staff, the CEO of The Group NYC, Jasmin Polimac, which is the hospitality group which owns Olio e Piu, and Donald Bernstein, the Applicant's Attorney; the Applicant having a revised sidewalk café plan that they would be presenting to CB2M for reconsideration, the Borough President encouraging the Applicant to make their best argument as to what will be different going forward and CB2M was encouraged to listen to the Applicant when they appeared before the SLA Committee; and
 - vii. **Whereas**, the Applicant submitted a diagram to CB2M showing an 11'7" sidewalk café area with 22 tables and 48 seats; the footprint of the sidewalk café being the same as what was presented to CB2 in June/2025 which was also essentially the same footprint as the sidewalk café at the location under the pre-pandemic sidewalk café program; the proposed seating being two seats more than what the Applicant had in their sidewalk café pre-pandemic; the Applicant pointing out that their June/2025 application to CB2M included 60 seats within that same footprint and that this would be a reduction in seating from that; and
 - viii. **Whereas**, with the proposed footprint of the sidewalk café remaining the same as what was originally proposed, the burden once again falls on the community and the NYSLA to monitor if the Applicant is actually operating with less seats or, if instead on a busy night they are adding more seating into the designated area as had occurred for over a decade; and
- ;
- ix. **Whereas**, despite the overwhelming consensus that the Applicant has been unable to properly run the outside seating at the licensed premises by abiding by the rules, CB2M understands that there needs to be some pathway forward and, therefore, reluctantly offered a compromise to the Applicant, that the roadbed seating be removed in its entirety and that those 17 roadbed seats be placed in a

comparable space on the sidewalk in front of the licensed premises; the Applicant continuing to ask for 48 seats in front of the licensed premises within the same, large footprint; and

- x. **Whereas**, CB2M tried again to reach a compromise with the Applicant of a sidewalk café in front of the licensed premises consisting of 14 tables and 28 seats at a width of not more than 8' inclusive of the perimeter demarcation; any planters need to fall WITHIN the sidewalk café, waitstaff needs to serve from WITHIN the sidewalk café, the Applicant needs to ensure that the sidewalk café DOES NOT EXCEED 8' in depth, the sidewalk café will close at 10 PM every night and there will be no roadbed seating; this agreement giving the Applicant the opportunity to create the ambience that is central to their image while providing a simple straightforward setup easily observable as being compliant with this agreement giving the community the opportunity to easily see if the Applicant can abide by a signed and executed stipulation agreement; and
- xi. **Whereas**, the Applicant accepted those terms and has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
1. Dining Out NYC sidewalk café will:
 - conform to the attached diagram
 - be adjacent to the building
 - not exceed the frontage of the licensed premises
 - be no deeper than 8' (eight feet)
 - will have no more than 14 tables and 28 seats
 2. Hours of operation for the Dining Out NYC sidewalk café will be from 10 AM to 10 PM Sundays and 8 AM to 10 PM Mondays through Saturdays.
 3. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 4. There will be no roadbed seating.
 5. 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.
 6. There will be no planters outside of the demarcated sidewalk café area.
 7. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 8. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 9. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
 10. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
 11. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises liquor license for **Olio Restaurants LLC dba Olio e Piu 3 Greenwich Ave. 10014** to remove roadbed seating and add seating on the sidewalk under the Dining Out NYC program as described above consisting of 14 tables and 28 seat **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

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

10. Llama San LLC dba Llama San 359 6th Ave 10014 (OP–Restaurant) (Alteration: Dining Out NYC-Sidewalk) (*renotification, appearance waived*)

- i. Whereas**, the Applicant submitted re-notification to Community Board 2, Manhattan (CB2M) of their application to the NYS Liquor Authority (NYSLA) for an Alteration to the existing On-Premises Restaurant liquor license (Lic. ID #0340-23-137317, exp. 7/31/2027) to add sidewalk seating under the Dining Out NYC program to their Peruvian-Japanese fusion located on 6th Avenue between Washington Place and West 4th Street, the building falling within NYC LPC’s designated Greenwich Village Historic District; the Applicant originally appeared before CB2M for the instant application in February/2025); and
- ii. Whereas**, the applicant previously had outdoor seating under the NYC DCA Sidewalk Café Program with closing hours of 11 PM each night; and
- iii. Whereas**, the Applicant had previously executed and had notarized a supplementary Stipulations Agreement with CB2M to address the new Dining Out NYC program that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of the On-Premises Restaurant Liquor License in addition to the existing stipulations, with those supplementary stipulations as follows:
 1. Will continue to operate a Peruvian-Japanese fusion 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 1 AM Sundays through Wednesdays and 11 AM to 2 AM Thursdays 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 sidewalk café operating under the Dining Out NYC program consisting of not more than 5 tables and 10 seats on 6th Avenue.
 4. Hours of operation for both the sidewalk and roadway café seating will be from 11 AM to 11 PM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time and all tables and chairs will be secured.
 5. All service will be from within the sidewalk café boundaries to seated patrons only and will follow all rules and regulations of the Dining Out NYC program.
 6. There will be no commercial uses of the sidewalk area aside from accessing the demarcated area of the Dining Out NYC authorized sidewalk and/or roadway café from which all service to patrons must occur.
 7. There will be no exterior music, speakers or TVs or speakers from the interior premises positioned to face out of any operable doors and/or windows towards the exterior premises.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Restaurant liquor license for **Llama San LLC dba Llama San 359 6th Ave 10014**, to add seating under the Dining Out NYC Program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA liquor license.

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

11. Air Mail 546 Hudson St LLC dba Air Mail 546 Hudson St 10014 (WBC–Tavern) (Corporate Change) (*appearance waived*)

- i. Whereas**, the Applicant originally appeared before Community Board 2, Manhattan (CB2M) in [December/2024](#) to present an application to the NYS Liquor Authority for a new Tavern Wine license to operate a retail store and newsstand with an accessory café in a previously unlicensed ground floor retail store located within a four (4)-story mixed-use building (ca.1852, altered 2015) on Hudson Street between Perry and Charles Streets (Block #621/Lot #6), this building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. Whereas**, the instant application is for a Corporate Change due to the acquisition of Air Mail LLC by Puck Holdings LLC where Air Mail LLC was and remains 100% owner of Air Mail 546 Hudson Street LLC, there is no change in method of operation, the new principal has executed and had notarized a Stipulations Agreement with CB2M which reflects the original stipulation agreement signed on 12/13/2024 that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the liquor license, with those stipulations being as follows:
 1. The premises will be advertised and operated as a retail store and newsstand with accessory café.
 2. Hours of operation will be Sundays through Saturdays from 8 AM to 8 PM.
 3. Will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
 4. Will operate with accessory backyard seating for not more than 12 persons without cooking. Patrons will not be permitted to hold zoom meetings or phone calls in the backyard. There will be no exterior music, speakers or TVs.
 5. Will not operate back yard area past 7 PM daily. Door to the back yard will be closed and there will be no patrons or staff in the back yard after 7 PM daily.
 6. Will not operate any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Dining Out NYC program.
 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 any time there is music playing on the interior premises.
 10. Will not have patron occupancy/service to any portion of the basement of licensed premises except for use of the bathroom.
 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 will keep current at all times required Permits and Certificates.
 14. Will not have unlimited drink or unlimited food and drink specials.
 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 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, Man. prior to submitting any changes to any stipulation agreed to herein.
- iii. Whereas**, as the Applicant signed and executed the stipulation agreement prior to CB2M’s SLA Licensing Committee meeting, appearance at the meeting was waived; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Corporate Change to the existing Tavern Wine license for **Air Mail 546 Hudson St LLC dba Air Mail 546 Hudson St 10014**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and

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

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

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

**12. Ruby’s West Village LLC dba Little Ruby’s Cafe 225 W 4th St 10014 (OP–Restaurant)
(Alteration: Add 2nd floor)**

Whereas, prior to this month’s Community Board 2, Manhattan’s SLA #2 Licensing Committee Meeting on March 5, 2026, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license **Ruby’s West Village LLC dba Little Ruby’s Cafe 225 W 4th St 10014** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

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

13. Lillipvt LLC 45 Renwick St 10013 (OP–Bar/Tavern) (previously unlicensed)

Whereas, prior to this month’s Community Board 2, Manhattan’s SLA #2 Licensing Committee Meeting on March 5, 2026, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and

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

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

14. JFNY 2 Inc 39 E 13th St, 6th Fl 10003 (OP–Restaurant)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on March 5, 2026, the Applicant’s Attorney requested **to lay over** this application to April/2026 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **JFNY 2 Inc 39 E 13th St, 6th Fl 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 in favor: (6 board members, 1 public member)

15. Fiftyone Merchants LLC 49 Grove St, basement 10014 (OP–Catering facility)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on March 5, 2026, the Applicant’s Attorney requested **to lay over** this application to April/2026 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Fiftyone Merchants LLC 49 Grove St, basement 10014** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

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

16. Pesh LLC dba Dame 87 MacDougal St 10012 (OP–Restaurant) (Alteration: DONYC–Sidewalk)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on March 5, 2026, the Applicant’s Attorney requested **to lay over** this application to April/2026 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Pesh LLC dba Dame 87 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.

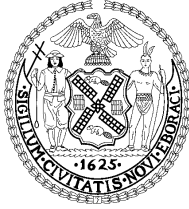
Vote: Unanimous in favor: (6 board members, 1 public member)

Respectfully submitted,

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

DRAFT

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



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

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LANDMARKS & PUBLIC AESTHETICS COMMITTEE

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

Committee Members Present: Chenault Spence (Chair) (remote), Brian Pape, Eugene Yoo, (remote), Arturo Fernandez, Sean Ryan (remote), Sean Sweeney (remote), Bo Riccobono

Board Members Absent with Notice: Susan Gammie, Anita Brandt

Public Members Present: None

Public Members Absent with notice: Albert Bennett

Board Members Present: Valerie de La Rosa

1. ***739 Washington St. Greenwich Village Historic District – Application is to construct a rooftop addition and rear yard extension.**

Whereas:

A. The building was built in 1876 and the facade is reasonably intact and is to be restored to its historic condition with repairs and reproducing of the original lintels; and

B. The rear wall is to be extended minimally, aligning with the neighboring house rear wall and a new greenhouse in a neutral design is to replace the existing deteriorated one; and

C. The top floor of the rear facade retains historic tripartite window openings and will be fitted with new wooden windows of historic design; and

D. The cellar is to be excavated 4 1/2 feet and requires considerable underpinning on each side and the applicant represented that all of the steps required and necessary to ensure the integrity of the property and the adjoining houses are being undertaken; and

E. The full width penthouse and stair bulkhead in light stucco are set back 15' from the front facade and 3' at the rear; and

F. The penthouse is fully visible from a completely open view from a public thoroughfare at a near distance to the south and it is clear that reconfiguration or a reduction in size would not diminish its visibility and that this does not meet the “minimal visibility” standard applied to row houses in the district; now

Therefor be it resolved that CB2 Manhattan recommends:

A. **Approval** of the front facade restoration to the historic condition, the minimal rear extension and the replacement greenhouse; and

B. **Approval** of the cellar excavation with underpinning provided that all regulations concerning excavation and underpinning are followed with care to ensure the integrity of the building and neighboring buildings.

C. **Denial** of the rooftop addition or any other rooftop structure apart from the required stair bulkhead, owing the extreme visibility of the rooftop from a public thoroughfare.

Vote Unanimous

2. 60 Bank St. (Greenwich Village Historic District) – Application is to restore the full façade, construct a rooftop addition, rebuild an existing rear yard extension with new window pattern, and excavate in the rear yard.

Whereas:

A. The proposal restores the building to the historic one family configuration from multifamily use; and

B. There is considerable restoration of the front facade, most of which is historically accurate, and there is a question about the four over four windows, opposed to two over two, as being correct for the period of the house; and

C. The position of the areaway gate is to be moved to the extreme edge opposite the stoop stairs to provide proper stairs in the areaway as has been approved for other houses in the district; and

D. The new cornice appears to be smaller and of a different profile from the one depicted in the tax photograph and is oddly placed below the top of the facade which was described as having been raised when the original cornice was removed; and

D. The applicant explained, without a reason, that they now wish to remove the added courses of brick and that the position leaves a correct amount of space between the top of the third floor windows and the cornice, though this appears to be less than shown in the tax photograph; and

E. A new rear extension is on the footplate of the existing extension and the same height; and

F. There will be a 2' of excavation in the cellar, extending 15' into the garden leaving the required 5' to the rear property line; and

G. There is underpinning of 15' at the west wall and 10' at the east wall and extends 6' into the garden area and the applicant represented that all of the steps required and necessary to ensure the integrity of the property and the adjoining houses are being undertaken; and

H. The rear extension basement and parlor and the second-floor windows are made up of two large solid sheet glass sliding panels and present an unacceptable blank interruption to the otherwise historic style facade and resemble no other windows evident in the doughnut or any known ones in historic buildings in the district; and

I. The window, represented by the applicant as extending the work of a “noted interior designer of mid-century style” to the facade which is clearly contrary to the idea of historic preservation and there are ample examples of approved large windows in the cellar and parlor floors of historic row houses whose designs are harmonious with the historic buildings: now

Therefore be it resolved that CB2, Manhattan recommends:

A. That there be a review of the front facade windows to ensure that four over four rather than two over two is correct for the period of the building; and

B. **Approval** of the position of the areaway gate at the opposite side of the house from the stoop stairs; and

C. **Denial** of the of the cornice unless it is at the top of the existing front wall or that the added courses of brick above the cornice are removed; and

D. **Approval** of the cellar excavation with underpinning provided that all regulations concerning excavation and underpinning are follow with care to ensure the integrity of the building and neighboring buildings.

E. **Approval** of the extension apart from the windows; and

F. **Denial** of the plate glass windows on the basement, parlor and second floors, and that they are replaced with windows at the basement and parlor floors with designs like those approved by the Commission in similar buildings, and that the third floor retain its existing original tripartite openings; and

G. That the second and third floor windows are historic tripartite double hung wooden designs.

Vote: Unanimous

34 1/2 East 12th Street - Board Position concerning Building Restoration

Whereas:

A. 34 1/2 East 12th Street is an Individual Landmark that has had a rich history of providing public benefit to our community. In 1998, the Landmarks Preservation Commission designated the c.1854 building as a Landmark, historically important as housing Grammar School 47 which was one of the first New York City schools built exclusively for the education of girls and one of the first offering girls high school level instruction, directed by the visionary educator Lydia Fowler Wadleigh; and

B. The building was designed in the Anglo-Italianate style by architect Thomas R. Jackson with a four-story symmetrically-organized façade with two pedimented pavilions flanking a recessed central section, rusticated brownstone base featuring prominent arched openings and a central entrance porch with paired Corinthian piers supporting an entablature; is set back from the lot line and has a façade which has been painted; and

C. From 1958, the building housed the Police Department's Juvenile Aid Bureau and the Police Athletic League and

D. The building now houses various Police Department units and is in derelict condition, the façade under scaffolding since at least 2008, creating a visual blight in the neighborhood with no apparent work to restore the building; and

E. The Department now has plans for extensive restoration and renovation and has requested \$14, 275, 000 for this purpose; and

F. the proposed schedule is for the renovation to begin in FY 2030 with a projected two-year construction period; and

G. There is great concern that the apparent lack of attention to the building may well be worsening its deteriorating condition, calling for a survey and necessary stabilization to be undertaken immediately; now

Therefore be it resolved that CB2 Manhattan recommends:

A. That there be an immediate survey of the condition of the building and that any work necessary prevent further deterioration of the building be undertaken right away; and that funding for the restoration of the building be upgraded from “critical” to “emergency” status; and

B. That assurance is provided that the full restoration will proceed with an expedited schedule; and

C. That Council member Epstein urge the city to carry out the necessary repairs and enlist other Council Members to assist it this cause; and

D. That the Police Department and other appropriate city agencies make responsible officials available for a public meeting with the CB2 Landmarks Committee for a full discussion of the building.

Vote: Unanimous

Respectfully Submitted,

Chenault Spence