

FULL BOARD MINUTES

DATE: February 19, 2026
TIME: 6:30 P.M.
PLACE: The Gould Welcome Center at NYU, 50 West 4th Street, and via Zoom

ATTENDANCE

BOARD MEMBERS PRESENT IN PERSON: Susanna Aaron, William Benesh, Keen Berger, Carter Booth, Katy Bordonaro, Anita Brandt, Amy Brenna, Richard Caccappolo, Valerie De La Rosa, Chris Dignes, Mar Fitzgerald, Cormac Flynn, Susan Gammie, Drishaan Jain, Susan Kent, Ryder Kessler, Jeannine Kiely, Patricia Laraia, Janet Liff, Paul McDaid, Erika Olson, Donna Raftery, Lois Rakoff, Rocio Sanz, Shirley Secunda, Eddie Siegel, Frederica Sigel, Emma Smith, Dr. Shirley Smith, Susan Wittenberg, Antony Wong, Eugene Yoo (32)

BOARD MEMBERS PRESENT VIA ZOOM AND COUNTING TOWARD QUORUM:,
Brian Pape, Chenault Spence (2)

BOARD MEMBERS PRESENT VIA ZOOM AND NOT COUNTING TOWARD QUORUM: Sean Sweeney (1)

BOARD MEMBERS ABSENT WITH NOTIFICATION: Y. (Nina) Chen, Arturo Fernandez, Stella FitzGerald, David Gruber, Benjamin Listman, Ed Ma, Bo Riccobono, Sean Ryan, Monica Desai Weiss (9)

BOARD MEMBERS ABSENT: (0)

BOARD MEMBERS PRESENT/ARRIVED LATE: Carter Booth, Cormac Flynn, Rocio Sanz, Sean Sweeney (4)

BOARD MEMBERS PRESENT/LEFT EARLY: (0)

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

ELECTED OFFICIALS' REPRESENTATIVES: US Congressman Dan Goldman (Carlos Rondon); NYS Senator Brian Kavanagh (Sharif Krabti); NYS Assembly Member Grace Lee (Hayden Ryan); NYS Assembly Member Deborah Glick (Tracy Jackson); Manhattan Borough President Brad Hoylman-Sigal (Andrew Chang, Marielle Ali); City Council Member Erik Bottcher (Carl Wilson); City Council Member Christopher Marte (Conor Allerton); NYC Council Member Harvey Epstein (Maanika Gupta); NYC Comptroller Mark Levine (Evelin Collado)

MEETING SUMMARY

Meeting Date – February 19, 2026

Board Members Present – 35
 In Person – 32
 via Zoom Counting toward Quorum –2
 via Zoom not Counting toward Quorum – 1
 Board Members Absent with Notification – 9
 Board Members Absent – 0
 Board Members Present/Arrived Late – 0
 Board Members Present/Left Early – 0

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PUBLIC SESSION

Erin Piscopink: Introduction to CB2. Announced new field director of SoHo Broadway Initiative Bryan Kirk.

Lois Rakoff: Event sponsored by the Edgar Allen Poe Society concerning the future of The Poe Cottage in the Bronx, including a discussion and a reception. Friday, April 10, at 6pm, 245 Sullivan Street, Furman Hall.

Linda Guest: Spoke about an emerging business, the Preservatory LLC, which delivers CPR training.

Ryder Kessler: Hands Off NYC, an advocacy group supporting our immigrant neighbors, is conducting a training at the Church of the Village at 12:30 pm. If you want to join the Downtown West Signal group, reach out to Ryder.

Comments regarding Landmarks agenda items.

375 Lafayette Street / 20 Great Jones Street (NoHo Historic District Extension) – Application is to construct a new as-of-right 19-story residential building on the existing parking lot site.

Against application:

- Rachel Mauro
- Vance Trimble
- Irina Vainberg
- Vasily Strela
- Kevin Carillo
- M. Young
- Dino Buturovic
- Jeffery Weinstein
- Kathy Halbreich
- Andrew Berman
- Giorgio Bovenzi
- Sky Gellatly
- Rob Houtenbos
- Carlo Alberici
- Cindy Schwartz
- Cecilia McGuinness
- Amy Williamson
- Rob Levi
- Ellen Fanning
- Robert Becker
- Susan Breindel
- Tina
- Yuval Lion
- Mirjana Ciric

For application:

- Dan Miller
- Shashank Shamshabad
- Austin Celestin
- Susan Breindel
- Rob Secota
- Asher Larsday

354 Bowery / 56 Great Jones Street (NoHo Historic District Extension) – Application is to construct a cantilever over 354 Bowery as part of a new residential building not included in the NoHo Historic District Extension at 56 Great Jones St.

Against application:

- Andrew Berman
- Giorgio Bovenzi
- Pi Gardiner
- Eric Wurthmann
- Ashley Semrick
- Cecilia McGuinness
- Amy Williamson
- Ellen Fanning
- Carol Puttre-Czyz
- Mitchell Grubler
- Amy Williamson
- Ellen Fanning
- Kevin Carillo

For application:

- Austin Celestin
- Asher Larsday

Resolution Concerning 27 East 4th Street (NoHo Historic District Extension) – Application is to demolish an existing building and to construct a new building.

Against application:

- Kevin Carillo
- Andrew Berman
- Giorgio Bovenzi
- Pi Gardiner

- Eric Wurthmann
- Cecilia McGuiness
- Amy Williamson
- Ellen Fanning

For application:
Asher Larsday

ADOPTION OF AGENDA

The agenda was adopted by acclamation.

ELECTED OFFICIALS' AND REPRESENTATIVES' REPORTS

Andrew Chang, Manhattan Borough President Brad Hoylman-Sigal's Office:

- Miesha Smith is the new Deputy Borough President. Harold Holzer is the new Borough historian.
- MBP Brad Hoylman-Sigal organized a flag raising at the Stonewall National Monument to restore the Pride Flag to the Monument. Earlier this year the National Park Service on orders from the Administration ordered the removal of the historic Pride Flag from the Monument..
- The Manhattan Borough President's Office received news that several hospitals will no longer be providing gender-affirming care. The Office is responding through advocacy.
- The MBPO is Partnering with the Studio Museum in Harlem to create a free community event.
- The Office is holding an event that includes the inauguration of the Borough President and a Community Convention is this Sunday, February 22 at 1pm at Lincoln Center [later postponed due to the blizzard].
- Free tax preparation clinics at the MBPO for folks making < \$97K.
- MBP supports preservation and protection of the Merchant's House Museum.

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

- Currently peak budget season in Albany – the Assembly-Member is in Albany for these negotiations..
- Planning a Shredding event for April 9 at St. Vincent's Triangle from 9am to 12pm.

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

- Happy Lunar New Year and Black History Month!
- Recently hosted a successful town hall with Senator Kavanagh.
- Office is very concerned about ICE activity in Manhattan. Taking measures to protect New Yorkers by supporting the Melt Act, Radar Act, New York for All Act.
- Happy to see that there was a deal reached with the nurses who were on strike.

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

- Happy Lunar New Year!
- Council has been ramping up under the new speaker.
- C-M Marte reintroduced the bill to end the 24-hour workday for home care workers. Intro 303. First hearing was held yesterday.
- There will be a hearing on Intro 310 on March 3. This Bill will require bilingual street signs in Chinatown.
- Discretionary funding period is closed. Office is excited to review the proposals received.
- There will be a rally to save 139 Thompson Street tomorrow, February 20th. Letter has already been sent.
- Joined Speaker Menin's office for a roundtable on Outdoor Dining.

Q / A

Q: J. Kiley: what are the next steps for No More 24 Act.

A: Had hearing. Must be moved to a vote. Must be calendared by the Speaker at an upcoming Stated meeting.

Q: C. Flynn: Was there discussion at the Outdoor Dining roundtable around enforcement.

A: Enforcement is always the underlying concern. Without enforcement, there is no point in rule making.

Q: R. Sanz notes that during the temporary COVID Outdoor Dining program there were many restaurants included. Since then, many restaurants have not been able to apply. How much revenue has the City lost due to the difficulty in applying and the seasonal nature of roadway dining?

A: There have been a few hundred applications processed, instead of the thousands seen during the pandemic. Notes that the process is slow. Many have applied and have not yet been permitted.

NYC Council Member Harvey Epstein, District 2:

- Thanks the Board for their leadership, especially around the Merchant House application. The C-M supports the efforts to protect the Museum from construction next door, and favors the solution of having the City purchase the lot next door.
- Upcoming Black History Month event.
- Upcoming event for non-profits with C-M Marte.

ADOPTION OF MINUTES

The minutes of January 2026 Full Board were adopted by acclamation.

BUSINESS SESSION

Chair's Report: Valerie De La Rosa

Reapplication Cycle - Board members whose terms expire this year should have received an email today regarding reapplication.

Pride Flag at Stonewall – CB2 sent a letter to the US Department of the Interior (National Park Service) condemning the action of removing the Pride flag at Stonewall and calling for its restoration.

Committee Assignments

- New members appointed in 2025 will be assigned to committees shortly.
- Several committee assignments have already been made for both newly appointed members and longer-serving members. Formal introductions are forthcoming.

Human Services Committee and Schools and Education Committee

- A 60-day working group is starting next month in place of these Committees. An interim leader has been identified, but appointment is pending conflict resolution training.
- The original goal was to have a 30-day transition period led by Juliet, but this plan has changed in light of Juliet's resignation from the Board. V. De La Rosa will be in touch regarding the details and next steps.

Conflict Resolution Training

- Based on advice from the MBPO's General Counsel, CB2 has reached out to the New York Peace Institute to explore the possibility of conflict resolution training for the Executive Committee, hopefully to be extended to the Full Board, funds permitting.
 - A contract with the NY Peace Institute is being evaluated.
- Q / A
Q. A. Brenna asks if there is a specific reason the Counsel advised on this point.
A. V. De La Rosa explains that a board member resigned based on concerns to be addressed by the potential conflict resolution training.

Reapplication Cycle

- Reapplications are due on Friday, February 27. This year's application asks for a personal reference.

- The MBPO has indicated that it will not be appointing lobbyists or appointees of elected officials as Members of Manhattan Community Boards.

Board Member Resignations

- Ritu Chattree and Juliet Kaye have submitted resignations since the January meeting.
- This brings the number of vacancies on CB2 to 6 including the resignations announced earlier this year and last Fall.
- R. Chattree, J. Kaye, and JJ Herrera are the most recent to have resigned.

Calendar Review for March

- Would be helpful to have a Landmarks standby date for a second meeting in case it is needed (as it was in February).
- Schedule for the combined Human Services and Education working group forthcoming.

District Manager's Report: Mark Diller

Thanks!

- Wishing a speedy recovery to our Audio Consultant, who called this afternoon with a serious illness (and a desire not to share what he came down with).
- Many thanks to Ryosuke Nava, our tech assistant for the evening, who responded at the 59th minute of the 11th hour to assist. Appreciate everyone's patience under these circumstances.
- Thanks to our NYU hosts, including Arlene, Valentine and Dorothy! We are very grateful to be able to hold our meeting here and have a familiar venue especially when setup is an issue like today..

Election of Officers

- The Board will conduct an Election for officers at the March meeting.
- Per the bylaws, Members may self-nominate up to one week before the February meeting, and nominations will be reopened during the February meeting.
- The following self-nominations were received last week:
 - For Chair, Valerie De La Rosa
 - For Treasurer, Antony Wong
 - For Secretary, Emma Smith
- There are currently no self nominations for First or Second Vice Chair or Assistant Secretary. Floor will be opened during this meeting. Please consider the Assistant Secretary position – it is a great way to become more deeply involved in the Board.
- There will be a hybrid ballot again this year – both a paper ballot for those in the room and an electronic ballot.

- The ballots cannot be sent out in advance, as only those who respond to the Full Board Business Session roll call are eligible to vote.
- The Bylaws call for a Tally committee to oversee the vote counting. The Tally Committee per the bylaws consists of the BP's representative (Andrew Chang), a representative from another elected official's office (Conor Allerton of C-M Marte's Office), and a CB2 Committee Chair (volunteer needed).
- Voting will take place at the March Full Board meeting.
 - The voting will be greatly expedited and simplified if as many people as possible vote using the electronic ballot, even if you are in person in the room. The electronic ballot automatically populates a vote tabulation spreadsheet.

Independent Budget Office (IBO) Sessions on the Preliminary Budget

- IBO is holding working sessions on the Mayor's Preliminary Budget, to take place on March 4 and 5. Mark will forward the invitation for this session.

Village Interagency Task Force

- No meeting has been held so far in 2026, in part because the facilitator previously in the old Community Affairs Unit at City Hall has been let go.
- The leaders and members of the Task Force are seeking to continue its work.

Homeless Outreach Population Estimate (HOPE) Count

- Cancelled due to extreme weather in January and February. Will take place on the night of Tuesday, March 3 [later further postponed to March 10].

STANDING COMMITTEE REPORTS WITH RESOLUTIONS

LANDMARKS 1

375 Lafayette Street / 20 Great Jones Street (NoHo Historic District Extension) – Application is to construct a new as-of-right 19-story residential building on the existing parking lot site.

Whereas:

A. The building site is on a transitional corner lot between the large building originally occupied by an elaborate mission building on Lafayette Street and the buildings to the east on Great Jones Street; and

B. The Applicant showed a number of historic buildings in the district which were said to have provided inspiration, none of which, apart from the full-block Wanamaker Building, approached the size and height of this building, and all of the examples had historic design and materials in harmony with the district – not evident here; and

C. The lack of harmony with neighboring buildings and most of the buildings in the district is all the more evident owing to the facades' flat surface treatment, lack of articulation, monochromatic palette, and the height, which is exaggerated by strong vertical column-like detailing in terracotta cladding; and

D. The facade on Great Jones Street has no meaningful transition from the bulk and height on Lafayette Street to the adjacent, small historic buildings on this street; and

E. The building occupies the entire lot, is 195 feet tall with approximately 288,000 square feet, is divided into 200-210 apartments, 50-53 of which are affordable at 60% AMI; and

F. The “building” is presented as two separate structures with two entrances, without a discernible architectural rationale. This configuration gives the appearance of a single, irregularly massed building in a historic district where strict rectilinear forms are the norm; and

G. The building's size is amplified by, among other details – lack of articulation, lack of sufficient cornices at the intermediate and top floors, flatness of the facade especially with the minimally recessed elongated side-hinged windows and appear like a curtain wall rather than the typical punched window design of the district openings with no articulated depth and shadow, repetitive planes, use of one cladding material (terracotta) in the same color thorough with minimal detailing in other materials, and the column-like articulation running uninterrupted for the entire height of the building which accentuates the height; and;

H. The north facade is at the property lot line and in the “back” and is visually a primary facade looming over the two small adjacent buildings (only 4 and 5 stories high) and requires treatment accordingly, especially the elimination of the blank wall sections toward Lafayette Street and a recessed section to the east; and

I. The Lafayette Street facade embodies the objectionable elements throughout, presenting an unwelcome contrast with the historic buildings across the street and along the block; and

J. The east facade is completely visible from the historically intact portion of Great Jones Street and was not shown in the presentation materials, nor was it reviewed in the presentation, and it is presumed to be the same unacceptable general design as the northern facade; and

K. The south facade is a long, uninterrupted repeat of the Lafayette Street facade with an awkward, uncharacteristic three-section step-down creating narrow terraces toward the east, which seem carved out after the construction of the facade and do not provide any transition to the small buildings in Great Jones Street; and

L. The ground floor is repeated identical retail bays with simple metal-framed windows and without the important element of bulkheads and modest signage is proposed along Lafayette Street and turning the corner onto Great Jones Street: two residential entrances, one with a marque and a large garage entrance with a pane brown door that appears as a panel inserted to mask the interior rather than as an entrance is at the east end adjacent to the first building on Great Jones Street; and

M. The eastern portion of the south facade provides no essential transition from the bulky building into the modest historic buildings along Great Jones Street and instead hides the buildings, interrupting the sense of the whole of the historic street; and

N. The mechanical rooftop equipment is masked with metal screening and appears to conform to regulations; and

O. Throughout the presentation the Applicant represented over and over that the purpose of the design was to provide the maximum number of apartments and that the size be sufficient to provide the maximum number of affordable apartments and did not point out that under the zoning regulations in place that the size of the building could be reduced up to approximately 10% and the number of affordable apartments would not be lessened; and

P. There was testimony from Village Preservation objecting to the size and design and its general unsuitability in the historic district; and

Q. Sixteen residents of Great Jones Street and elsewhere in the district spoke in opposition to the application, primarily concerned about its size and its impact on the historic character of the district and the appearance of the streetscape; and

R. Several speakers, none with a connection to the district, representing trade organizations and advocacy groups, and one member of the public from outside the district spoke in favor of the application, only citing their groups' financial interests; and

S. The building, with its bulk, height, lack of articulation, and no harmony with the historic buildings in the district, and ignoring any relationship to the neighboring buildings in Great Jones Street, and making no attempt to moderate its size without the loss of affordable housing, is not suitable to the historic district now; and

T. Under the 2025 [City of Yes Housing Opportunity](#) (COYHO) zoning text amendment, the FAR for 375 Lafayette / 20 Great Jones Street increased from 9.7 to 10.8, increasing as-of-right square footage by approximately 77,000 sq. ft. from 213,000 sq. ft. to 290,000 sq. ft.; and

- The stated goal of COYHO was to [“build a little more housing in every neighborhood.”](#) More density was intended to produce more homes. However, the current proposal shows only 200–210 total units, 50–53 affordable units, even at the higher 10.8 FAR; and
- Under the earlier SoHo/NoHo rezoning at 9.7 FAR, the city projected that this site would yield 212 residential units, including 53 affordable units at 25% AMI; Despite significantly more allowable floor area allowed through COYHO, the project is producing roughly the same — or even fewer — homes than previously projected at the lower density from the recent rezoning; and
- This suggests the additional FAR is not being used to increase housing supply. Instead, it appears to be going toward larger units, parking, retail space, or other uses; and

U. By choice, the developer is depriving construction workers of higher wages by designing 375 Lafayette / 20 Great Jones Street as two separate 100+ unit buildings. [Under 485-x](#), this allows the developer to pay minimum wages of \$40/hr. versus if they designed one building with over 150 units, in which case construction workers would receive a substantially higher wage — the lesser of \$72.45/hour or 65% of the greatest prevailing rate of wages and supplements within a classification.

Therefore be it resolved that CB2 Manhattan recommends:

- A. Denial of the application unless meaningful changes are made to reduce the actual bulk, keeping the minimum size necessary to preserve the proposed square footage for affordable housing apartments; and
- B. Unless materials and detailing referencing historic design principles to reduce the perceived height and flatness and present a more harmonious appearance with the historic buildings adjacent, across the street, and in the neighborhood, and
- C. Unless the large, highly visible north and east lot line facades are treated as primary facades, in particular, by eliminating the blank walls; and
- D. Unless special care is taken to make considerable changes to provide a meaningful transition from the front portion of the building on Great Jones Street into the low-scale buildings along the street to the east; and
- E. That the Commission and other City Agencies consider that the City of Yes Housing Opportunity was intended to “build a little more housing in every neighborhood” by providing increased FAR for that purpose. However, in this case, the Applicant proposed a vastly oversized

building utilizing at or near the maximum FAR, undermining the purpose of the additional FAR provided by the COYHO and overwhelming the NoHo Historic District Extension in the process. The Commission and the City should recognize that the number of housing units at 375 Lafayette / 20 Great Jones Street should meaningfully increase, and the project should be revised to reflect that intent.

Vote: Passed, 24 Board Members in favor, 10 against (W. Benesh, C. Dignes, DJ Jain, R. Kessler, J. Liff, P. McDaid, E. Olson, R. Sanz, E. Siegel, E. Smith), 1 recusal (R. Caccappolo).

LANDMARKS 2

1. *52 Gansevoort Street (Gansevoort Market Historic District) – Application is to install a painted wall sign

Whereas:

A. The proposal is for a modest painted sign depicting the name of the business on the facade of the building, and the Applicant represented that the sign conforms to regulations for the building and the district; and

B. A photograph was shown illustrating that the building had a similar painted sign earlier; and

C. The Applicant stated that the paint and method of application will permit the removal of the sign without harming the fabric of the building; now

Therefore be it resolved that CB2 Manhattan recommends approval of the painted wall sign.

Vote: Unanimous, 35 Board Members in favor.

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

Whereas:

A. The proposed building is immediately adjacent to Merchant’s House Museum (Tredwell House), a significant and fragile individual exterior and interior landmark with the original structure, fittings and ornamentation intact that is designated as a landmark on City, State, and

Federal levels, and is of great importance for its historical connection to the Underground Railroad including certain architectural elements in the house used in this connection; and

B. The existing garage that is proposed to be demolished is non-historic and undistinguished, and its demolition, provided that it is done with the greatest of care not to disturb the Merchant's House, would not harm the historic character of the neighborhood; and

C. The original house on the site, similar in size to the Merchant's House with which it shared a party wall, was replaced by the garage, and no large building has ever occupied the site; and

D. The proposed nine- story office building, with a ground-floor gallery or restaurant space, is larger than two previous proposals (unbuilt), and the front facade has three bays with entrances and arched tops of varying heights and recessed long-arched windows behind and the east lot line wall with a large number of windows was represented by the applicant as conforming to applicable regulations and the rear facade has conventional size arched windows; and

E. The height, 103' to the roof and 121' 6" height to the top of the elevator bulkhead and depth of 27' 2 1/2" at the ground floor and 95' 1/2" for the upper floors is larger than the previously proposed buildings for the site, overwhelms the Merchant's House, makes the House's garden wall seem like a base for the wall of the new building rather than a dividing wall with space beyond it, and casts shadow across the garden for much of the day; and

F. The alley to the north of the property is to be resurfaced in Belgian block for use as a patio by the ground-floor tenant; and

G. The engineering studies and plans were represented as having consideration of the party wall, the foundations, the structure of the house and the ornamental plaster, though no evidence was provided that there have been *in situ* studies of the structure, its fittings, or specific consideration of the organic interconnection of its exterior masonry walls, lathing, decorative plaster and woodwork, where damage to one part creates particular vulnerability within the whole, especially the fragile plasterwork; and

H. No information was provided as to the method and equipment to be used for the excavation, which is to be incremental and performed in an enclosure, and benching is to be used to minimize the disturbance to the House; and

I. The prophylactic monitoring system that will be used was represented as being adequate to protect the structure, the fittings, and the plaster work, though onsite studies have not been done, and the Applicant was unable to state the degree of movement that would be short of causing damage; and

J. The monitoring plans are based on generalized guidance and there was no indication that a study has been carried out of the specific condition of the Merchant's House including below grade, structure, fittings, and plaster and other detailing that would inform the plans for excavation and construction and there was no indication of a plan to secure the house during construction, such as reinforcement of the structure and encasing the plaster; and

K. The Director of the Merchant's House, Pi Gardiner, gave testimony concerning the history of the House, the activities carried out for the public, the physical and financial difficulties of vacating and securing the house during any construction and the necessity of closure, and recent authentication that a concealed roughly crafted "chute" running from the second floor to the cellar at the west side of the house was added to the house after construction by the original owner and was associated with the Underground Railroad; and

L. A former member of the Commission with particular expertise in plaster challenged the applicant's certainty that demolition, excavation, and construction proposed could be carried out with the surety that the structure, especially the historically important "chute", the fittings, and the plaster would survive; and

M. There was testimony from an engineering consultant for the House (delivered by the House attorney) that the degree of tolerance with respect to the stability of the original plaster could not be confidently determined and measured and he presented a study that challenged the assumption that the tolerable standards for vibration, compression and settlement provided by the applicant would ensure that no damage would occur; and

N. The chimney at the west wall of the House would need to be extended above the top of the new building, and this matter was not adequately addressed in the presentation and responses to questions about this were general, and it did not appear that the matter had been given due attention with respect to engineering and legal arrangements; and

O. The attorney testified about the damage that had previously occurred when the row house to the east was demolished, as well as future concerns about potential effects, during blizzards, of the certain snow drifting that would occur with a sheer wall on the west side of the roof supported by original framing, which is incapable of supporting the weight of the snow; and

P. Village Preservation presented testimony expressing strong concerns about the proposal, reiterating the importance of the Merchant's House Museum as a historic and cultural site for the people of the City of New York, and sharing that even if one were to accept that the precautions and procedures proposed by the applicant might be sufficient to protect the museum, there is no guarantee that such measures will be adhered to, emphasizing how often we have seen devastating impacts to neighboring historic properties - many even less vulnerable than the Merchant's House - when such extreme work is undertaken; and

Q. There was extensive oral testimony from the public opposing the application, with many of the points above cited, with some speakers representing groups or organizations, and there were more than 100 attendees who were unable to speak owing to time restraints; and

R. The Committee carefully considered all the testimony provided and was not confident that the structure and interior of the house would withstand demolition and construction along the lines proposed in the application for this – or any building – on the site adjacent to the House. The Committee was further not persuaded that the safeguards presented, including monitoring, however careful – no matter to what small degree of tolerance the monitoring was calibrated – could assure that the House, the fittings, and the plaster would not be seriously – and likely catastrophically harmed, noting that construction incidents involving heavy equipment and human error are unpredictable and can result in immediate and devastating consequences that monitoring will only confirm after the fact – when it is too late.

Therefore be it resolved that CB2, Manhattan recommends:

A. Denial of the application that, with its excavation, construction, appearance, and bulk, would cause irreparable aesthetic and structural harm to the Merchant’s House Museum, an individual exterior and interior landmark with an important historic connection to the Underground Railroad; and

B. That the Commission recommend to the appropriate municipal agency that the lot be purchased by the City and used for a purpose that preserves and enhances the City-owned Merchant’s House to provide administrative space that will enable the entire house to be open to the public and to further its mission to serve the public through its education programs and exhibitions.

Vote: Unanimous, 35 Board Members in favor.

LANDMARKS 3

1. *3 East 10th Street (Greenwich Village Historic District) – Application is to replace windows and install a rooftop pergola.

Whereas:

A. The existing row house penthouse was added when the house was remodeled in 1938; and

B. The heavy black metal pergola 15' X 16.5 ', essentially covering the entire width of the house, with operable louvers that completely close, presents an objectionable solid roof, and it is completely visible through an alley behind the house; and

C. The mechanical equipment is proposed to be masked by planting, where a fence would assure that the equipment is permanently masked were the plantings to be neglected or removed; and

D. In that the pergola does not meet the standard of "minimally visible" for rooftop additions to row houses in the district, it must meet a high standard to be appropriate to the house and the district; and

E. The structure would be made to appear less obtrusive with more delicate metal work in a lighter color and fixed louvers in a partially opened position that provide some protection and at the same time, give a view of the sky, and

F. A member of the public spoke in opposition to the application; now

Therefore be it resolved that CB2 Manhattan recommends:

A. Denial of the pergola unless the structure is more delicate, is painted a color that minimizes its appearance, and that the louvers are fixed in a partially open position that does not obscure the sky; and

B. That the plantings masking the mechanical equipment be backed with a fence that will serve to mask the equipment in the absence of the plantings.

Vote: Unanimous, 35 Board Members in favor.

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

Whereas:

A. The 1841 building has seen a series of alterations to the present state, including a rear yard extension; and

B. The restoration will include replacing a degraded lintel with a faithful copy, and

C. The self-closing stoop gate matching existing iron work faces a large tree pit that extends 16” in front of the east side of the stairs, and the proposed wide gate would unacceptably block pedestrian passage; and

D. The window replacements are proposed to be in metal to mitigate sound in a district where historic wooden windows, which are available with triple glazing in historic design, are essential to preserve the historic character of the house; and

E. The rear extension is to be rebuilt and extends to 20’ at the basement and 16’ at the parlor level, both with large multi-pane windows and a 19’ garden from the basement extension to the rear property line; and

F. The rooftop bulkhead is set back to the maximum distance with a slanted roof to achieve minimal visibility from 6th Avenue, and the required safety railing is minimal; and

G. A member of the public spoke with objection to the gate; now

Therefore be it resolved that CB2 Manhattan recommends:

A. Denial of the non-historic metal windows and that instead they be in historic wooden design; and

B. Denial of the stoop gate unless it is divided with only the west side normally operable to clear the existing tree pit and provide pedestrian passage; and

C. Approval of the rear extension and the rooftop bulkhead.

Vote: Unanimous, 35 Board Members in favor.

3. *354 Bowery / 56 Great Jones Street (NoHo Historic District Extension) – Application is to construct a cantilever over 354 Bowery as part of a new residential building not included in the NoHo Historic District Extension at 56 Great Jones St.

Whereas:

A. The application is for a cantilevered extension of a large modern style apartment building that in no way relates to the historic character of the designated district and that borders the district on two sides in a “carve out” section of the district and there is a similar a large corner

area at the north end of the block and south end of the block with two five story tenement buildings between them that are within the district; and

B. The proposed building without the cantilever has 103,350 sq. ft. of zoning floor area (ZFA), and 26,136 sq. ft. of that floor area would be devoted to affordable units. The proposed building with the cantilever has 108,590 sq. ft. ZFA, and 27,724 sq. ft. of that floor area would be affordable. The building is subject to MIH Option 1, which requires that 25% of the residential floor area be affordable to households earning an average of 60% of AMI, and at least 10% of the affordable housing must be affordable to households earning 40% of AMI.; and

C. The building without the addition will have 70 market-rate apartments and approximately 24 affordable apartments (depending upon size distribution), and the addition of the 5,000 square feet in the extension might provide two or three additional affordable apartments totaling 1250 square feet, although the applicant was unable to definitively confirm this; and

D. The transfer of air rights for the extension is to be obtained from the entire adjacent tax lot encompassing several buildings, and it would not preclude a rooftop addition to the tenement building or the adjacent tenement building of a size and height that would normally be approved for a five-story building in a designated district; and

E. The CB2 Community Board, in its support of the designation of the district in 2008, expressed grave concern that the parcels not included in the district would see outsized development that is not harmonious with the district, and this is exactly the situation that is evident with this application; and

F. In consideration of the situation that the design of the building, bordered on two sides by a designated district, has admittedly made no effort whatsoever to complement the historic character of the district that it borders, there is no justification for its extending above a historic building that is within the district; and

G. The applicant showed examples of cantilever construction built over historic buildings, and in these cases, the buildings were individual landmarks in a district that was not landmarked, and the properties benefited from the payments that enabled the historic buildings to be properly maintained and preserved; and

H. Village Preservation presented testimony in strong opposition to the proposal, asserting that there is no reason to allow this already gargantuan tower to intrude into the historic district and that **approval of the cantilever would set a disturbing precedent**, and further pointing out that without the inappropriate cantilever, this project already contains **significantly more housing than the original projections for the SoHo/NoHo rezoning made for this site; and**

I. Many members of the public, most of whom were residents of Great Jones Street, the area most affected by the proposal, spoke in opposition to the cantilever and two spoke in favor of the application, principally with points unrelated to landmark matters; now

Therefore be it resolved that CB2 Manhattan recommends denial of this application as an unwelcome intrusion into a landmark district from a building in a “carve out” portion of the district that has admittedly made no effort to be harmonious with the district.

Vote: Passed, 28 Board Members in favor, 5 against (C. Dignes, DJ Jain, R. Kessler, R. Sanz, E. Siegel), 2 abstentions (J. Liff, E. Smith).

4. *69 Gansevoort Street (Gansevoort Market Historic District) – Application to enlarge the existing partial-depth second floor forward with a 6-foot setback from the front façade, add a partially visible full-width rear bulkhead and a partial green roof, restore the front façade, and alter window and door openings and elements.

Whereas:

A. The building, fondly remembered as Florent - a much-loved restaurant that was an important fixture in the development of the district to its present state, had the upper floors removed in 1949 as a clear example of buildings cited in the Designation Report, with the frequent removal of upper floors in the change to become a market district; and

B. The standard for rooftop additions in the district (especially low rise buildings) is not followed with this aggressively visible 37' high structure, visually the same height as the ground floor of the building, and gives appearance of an added story rather than a rooftop addition and it is not plausible that such a massive structure could be required for the office use for the ground floor shop as represented by the applicant; and

C. The design is without any historic reference to the building or the district, nor does it show any consideration of the changes to buildings with the evolution in the neighborhood; and

D. The rear facade has a 20' x 24' multi-pane window again without any historic reference; and

E. There was testimony from Village Preservation in opposition, finding that the proposed rooftop addition is too tall and overly visible, and noting that the existing height of the building is significant, reflective of changing uses in Gansevoort Market, which is a character-defining feature of the district; and

F. There was considerable public testimony, all opposing the application; and

G. The proposed addition to this historic building is so totally inappropriate that no degree of modification would make it acceptable, now

Therefore be it resolved that CB2 Manhattan recommends:

Denial of the application as totally unsuitable for the building and the historic district.

Vote: Unanimous, 35 Board Members in favor.

5. *125 Grand Street (SoHo Cast Iron District) – Application is to construct a rooftop addition.

Whereas:

A. The penthouse is of a conventional design with wooden windows frequently seen in the district and is 16' x 18' x 11' high in light stucco with a 24' setback; and

B. It is set between two taller buildings and set back sufficiently that it is not visible from any public thoroughfare; and

C. There are ventilation ducts from a neighboring building that intrude into the space to be occupied by the construction, and the drawings appear to show their relocation; and

D. The Owner of the neighboring property expressed concern about ventilation ducts from her building that would be impacted by the construction, and the drawings appear to account for this situation; now

Therefore be it resolved that CB2 Manhattan recommends approval of the addition of a modest penthouse, provided that the ventilation ducts from the neighboring building are not blocked or are relocated.

Vote: Unanimous, 35 Board Members in favor.

6. 34 1/2 East 12th Street Police Athletic League Building

A. Andrew Berman, Executive Director of Village Preservation, briefed the Committee about concerns relating to the building.

- B. The building is an individual landmark, originally a school, and is currently under the control of the Police Department, and was once used as a recreation center; and
- C. The building been closed for many years and is obscured by scaffolding, resulting in its being a blight to the community; and
- D. Maintenance appears to have been neglected, causing concern that it has fallen into considerable disrepair and that the basic structure may have been compromised; and
- E. There is uncertainty about the intended use when the building is restored, and this decision merits a review by the Community Board to make a recommendation on this matter; and
- F. A representative of the Police Department sent a letter to the Committee stating that restoration was pending funding from the city agency responsible for the appropriation, with no indication about when the funding is expected, details about the restoration, or about the reason for the years-long delay in restoring the building; and
- G. Village Preservation will continue to work with the Committee to monitor the situation.
- H. The Committee will prepare a statement with recommendations concerning the restoration and use of the building for consideration by the Board to be sent to the applicable agencies.

Vote: Unanimous, 35 Board Members in favor.

SCHOOLS AND EDUCATION

Resolution in support of Literacy Academy Collective (LAC) schools and expanded public investment in evidence-based literacy

1. **Whereas**, New York City lacks not only adequate dyslexia and learning differences diagnosis methods but also teacher training, curricula, and public-school options for students with dyslexia and language-based learning disabilities; and
2. **Whereas**, to address this deficit in targeted learning for students with dyslexia and language-based learning disabilities, [Literacy Academy Collective](https://www.literacyacademycollective.org/)¹ (LAC), the first New York City K-8 Public Schools providing scientifically proven instruction to support

¹ Literacy Academy Collective: <https://www.literacyacademycollective.org/>

students with dyslexia and other struggling readers, South Bronx Literacy Academy (SBLA), and Central Brooklyn Literacy Academy; and

3. **Whereas**, LAC’s journey is featured in the documentary [Left Behind](#)² in addition to numerous news stories, including these: [News12 Bronx](#)³, [Spectrum News NY1](#)⁴, this piece in the [New York Times](#)⁵, and this article in [Youth Today](#)⁶; and
4. **Whereas**, LAC schools serve students with significant reading challenges who require intensive, evidence-based instruction beyond standard curricula, and consistently demonstrate reading growth at rates three to four times higher than expected; and
5. **Whereas**, LAC schools address the critical unmet need within New York City and New York State by supporting struggling readers, including students with disabilities and multilingual learners, through proven, data-driven instructional models aligned with the science of reading; and
6. **Whereas**, expanding access to LAC schools is essential to advancing educational equity, improving long-term student outcomes, and supporting the successful implementation of statewide and citywide literacy initiatives such as NYC Reads; and
7. **Whereas**, New York City Public Schools (NYCPS) has made progress through the implementation of [NYC Reads](#)⁷, reflecting a systemwide commitment to evidence-based literacy instruction grounded in the science of reading; and
8. **Whereas** high-quality teacher preparation and ongoing professional learning are essential to the effective implementation of evidence-based foundational literacy skills, including phonemic awareness, phonics, fluency, vocabulary, and comprehension; and

² Left Behind Film: <https://www.leftbehindthefilm.com/>

³ News12 BX: <https://bronx.news12.com/school-focused-on-teaching-literacy-flourishes-thanks-to-dyslexia-program>

⁴ NY1: <https://ny1.com/nyc/all-boroughs/education/2022/09/06/parents-play-a-major-role-in-new-dyslexia-pilot-program>

⁵ <https://www.nytimes.com/2022/05/12/nyregion/adams-dyslexia-nyc-schools.html>

⁶ Youth Today: <https://youthtoday.org/2022/12/new-york-lags-in-helping-struggling-readers-can-mayor-eric-adams-pilot-dyslexia-program-help/>

⁷ NYC Reads: <https://www.schools.nyc.gov/learning/subjects/literacy/nyc-reads>

9. **Whereas**, students who experience significant reading difficulties require additional, intensive, and specialized supports to access grade-level content and achieve literacy proficiency; and
10. **Whereas** Literacy Academy Collective schools (LACs) have demonstrated promise in providing targeted, structured literacy interventions for the most struggling readers; and
11. **Whereas**, expanding access to LAC schools at the state level would strengthen New York’s ability to meet the needs of students with persistent reading challenges across districts; and
12. **Whereas**, sustained leadership and continuity are critical to maintaining momentum in literacy reform during periods of administrative transition; and
13. **Whereas**, the [site committed](#)⁸ by New York University for the [Bleecker School](#)⁹ is well situated to serve students with significant literacy needs due to its accessibility, proximity to diverse communities; and

THEREFORE BE IT RESOLVED that Community Board 2 (CB2) urgently implores:

1. NYC Public Schools (NYCPS) and the incoming Chancellor should reaffirm and continue the *NYC Reads* initiative, maintaining a clear and consistent focus on literacy as a top instructional priority across all elementary and middle schools;
2. NYCPS should deepen its investment in high-quality teacher training by ensuring robust, ongoing professional development aligned with the science of reading, with particular emphasis on the effective rollout and implementation of evidence-based foundational skills curricula;
3. The New York State Education Department and State policymakers should continue to coordinate efforts through the [Path Forward](#)¹⁰ to ensure that teachers graduate from Educator Preparation Programs to teach reading to all students;
4. City and State education leaders should coordinate efforts to align teacher preparation, certification, curriculum adoption, and intervention models with evidence-based literacy practices, ensuring coherence and sustainability across systems;

⁸ <https://thevillagesun.com/breaking-morton-williams-supermarket-is-safe-for-at-least-next-13-years>

⁹ <https://cbmanhattan.cityofnewyork.us/cb2/resources/schools/bleecker-school/>

¹⁰ NYS Action Plan: The Path Forward: https://drive.google.com/file/d/1Zj-xGxH4xbQKTRbKtPh_6tc8-7utSlcF/view

5. NYCPS, the Chancellor, and State education leaders to prioritize equity by directing resources, training, and specialized supports to schools and students with the greatest literacy needs;
6. New York University to partner with NYCPS to establish a Literacy Academy Collective school at the [site committed](#)¹¹ for the [Bleecker School](#)¹², expanding access to high-quality, evidence-based literacy instruction for students with the most significant reading challenges in New York City.

BE IT FURTHER RESOLVED

That CB2 urges continued public reporting, transparency, and stakeholder engagement to monitor progress, share best practices, and ensure that literacy initiatives remain responsive to student outcomes and community needs.

Vote: Unanimous, 35 Board Members in favor.

SLA 1 LICENSING

1. 6971 Mac LLC 69 71 MacDougal St 10012 (OP–Restaurant)

- i. Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant liquor license to operate an upscale, fine dining Italian restaurant in the basement of a four (4)-story mixed-use building on MacDougal between West Houston and Bleecker Streets (Block #526 / Lot #34), the building falling within NYC LPC’s designated South Village Historic District; and
- ii. Whereas**, the ground floor premises is approximately 2,000 sq. ft., with 1,000 sq. ft. on the ground floor and 1,000 sq. ft. in the basement, the basement being connected by an interior stairway with no patron use of the basement; there will be 34 tables and 144 seats and one (1) bar with 12 seats for a total seated occupancy of 156 persons and a legal occupancy of 195 persons, there is one (1) entrance serving as both patron ingress and egress, one (1) emergency exit and three (3) patron bathrooms; there is no outdoor seating included with this application; and

¹¹ <https://thevillagesun.com/breaking-morton-williams-supermarket-is-safe-for-at-least-next-13-years>

¹² <https://cbmanhattan.cityofnewyork.us/cb2/resources/schools/bleecker-school/>

- iii. **Whereas**, the Applicant's hours of operation will be 12 PM to 1 AM Sundays through Saturdays; music will be recorded background music only from iPods/CDs/streaming services; there will be one TV in the bar area, no DJ's, no promoted events or scheduled performance, no cover fees and no security personnel/doormen; and
- iv. **Whereas**, the premises to be licensed has operated as Villa Mosconi since the mid-1970's and currently holds an On-Premises liquor license under Villa Mosconi Restaurant Inc. (Lic ID # 0340-22-106939, exp. 2/28/2026) the instant application being a transition to a new generation within the Mosconi family; and
- v. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being 129 active licensed premises and 7 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this premises having been continuously licensed prior to 1993 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 On-Premises Restaurant liquor license, with those stipulations as follows:
 - 1. Will be advertised and operated as a full-service, upscale Italian restaurant.
 - 2. The hours of operation will be 12 PM to 1 AM Sundays through Saturdays (7 days a week). All patrons will be cleared, and no patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 - 5. Will play recorded background music at conversational levels only. There may be live music during special events. No music will be audible in any adjacent residences at any time
 - 6. Will not have more than two (2) televisions in the bar area.
 - 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 - 8. Will not have patron occupancy/service to any portion of the cellar of the licensed premises
 - 9. Will make changes to the existing façade to change the primary entrance from 69 MacDougal Street to 71 MacDougal Street and all changes will comply with both DOB and NYC Landmark Preservation Commission regulations.
 - 10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.

11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
13. Will not have: dancing, DJs, 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 On-Premises Restaurant Liquor License for **6971 Mac LLC 69 71 MacDougal St 10012** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 35 Board Members in favor.

2. **General Meal JP LLC 177 Lafayette St, Ste 100S 10013** (WBC–Restaurant) (*previously unlicensed*) (Application ID #NA-0240-25-119198)
 - 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 Japanese restaurant specializing in ramen in the ground floor of a six (6)-story commercial building (ca. 1891, renovated 2011) on Lafayette Street between Broome and Grand Streets (Block #472/Lot #28), the building falling within NYC LPC’s SoHo-Cast Iron Historic District Extension and the designated Special SoHo NoHo Mixed Use District; and
 - ii. **Whereas**, the ground floor premises, located between the 8th / 9th and 10th building column directly to the south of the street level elevator entry to the building, is approximately 1,700 sq. ft. (800 sq. ft. on the ground floor connected by an interior stairway to 900 sq. ft. in the basement with no patron use of the basement); there will be 12 tables with 33 seats and one (1) bar with six (6) seats for a total of 39 interior seats; 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 11 AM 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 dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; there is no outdoor seating included with the application and no plans to have outdoor seating in the future; and

- iv. **Whereas**, the premises, which has never previously been licensed for the service of alcohol was most recently operated as Flour Shop, a store selling cakes, and prior to that as a clothing store; and
- v. **Whereas**, the Applicant's Attorney first submitted a 30-day notice to CB2M in late April/2025 and was placed on the June/2025 SLA Committee agenda, requesting to lay the application over to July; the Applicant's Attorney appeared before CB2M's SLA Licensing Committee in July without the Applicant stating that the Applicant was a journalist and was travelling, they are seeking to open a ramen shop, they may open in the morning for breakfast but the concept was not finalized, the Attorney laying the application over until August in order for the Applicant to attend the meeting, affirming in writing to CB2M that the application would not be filed with the NYSLA until they appeared before CB2M, the Attorney again requesting to lay the application over in August as they were finalizing their plans, again affirming they would not file with the NYSLA until appearing before CB2M, the Attorney once again laying over/withdrawing the application in September, again affirming they would not file with the NYSLA until appearing before CB2M, the Attorney submitted a new 30-day notice to CB2M dated 1/7/2026 and was placed on the February/2026 SLA Committee agenda; and
- vi. **Whereas**, when the Applicant, Lu Wang, and her Attorney appeared before CB2M for a new restaurant wine license there was a lack of clarity regarding the application; the building being a large building with multiple ground floor retail shops, the Applicant being unclear as to which store front was hers stating she was taking over the photo lab, when asked if she would be on-site managing the premises she said a few days a week but that she had a manager who would be there on a daily basis, the manager not being a principal and not appearing before CB2M, the application as presented to CB2M said they would not employ a manager and did not provide a manager's name, the menu provided to CB2M as part of the instant application had the name Salmon Noodle on it, there being an existing restaurant on the ground floor of the building by that name, the Applicant explaining that they are Salmon Noodle, which is located next door to the photo lab, they were not expanding into the photo lab space, the Attorney then saying that it is a new business but they are trained by Salmon Noodle, the website for Salmon Noodle showing bottles of alcohol, the Attorney then saying he believed they were serving under a temporary license, despite the Attorney previously putting in writing to CB2M that they would not file the application with the NYSLA before coming to CB2M to present the application and affording CB2M the opportunity to make a recommendation to the NYSLA, both the Applicant and the Attorney seemingly unaware that the liquor license had been filed and unable to answer who filed the liquor license application

or when, the Applicant unable to reach the manager to see who filed the liquor license application, the Attorney stating they would need more time to find out what happened with the application, CB2M asking that they lay the application over and return when they have sorted it out and can provide clarity on the application; and

- vii. **Whereas**, according to LAMP the application was received on 6/28/2025 and is under review, there being serious concerns that the Applicant seems unaware of basic aspects of the premises proposed to be licensed and that no one else has been named or has appeared that is familiar with the day-to-day operations or the application for a liquor license; the Attorney not having reached out to CB2M asking to lay over the application or to return to CB2M since appearing this month; and

THEREFORE BE IT RESOLVED that CB2M recommends denial of the Restaurant Wine application for **General Meal JP LLC 177 Lafayette St, Ste 100S 10013**; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2 respectfully requests that this item be calendared to appear before the Members of the Authority and requests that the NYSLA send this Applicant back to CB2M prior to the issuance of any proposed restaurant wine license in order for CB2M to gain clarity on the application itself and who is managing/in charge of the premises proposed to be licensed and for CB2M to have forwarded a recommendation to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 35 Board Members in favor.

3. Noury NYC LLC 137 Sullivan St 10012 (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 modern Japanese izakaya restaurant in the ground floor of a six (6)-story tenement style building on the residential block of Sullivan Street between East Houston and Prince Streets (Block #517 / Lot #3), the building falling within NYC LPC’s designated Sullivan-Thompson Historic District; and
- ii. **Whereas**, the ground floor premises is approximately 1,566 sq. ft., with 783 sq. ft. on the ground floor and 783 sq. ft. in the basement, the basement being connected by both an interior stairway and a sidewalk hatch with no patron use of the basement; there will be 21 tables and 42 seats and one (1) bar with 4 seats for a total seated occupancy of 46 persons, there is a Letter of No Objection for an Eating and Drinking Establishment on the 1st floor for less than 75

persons, there is one (1) entrance serving as both patron ingress and egress and one (1) patron bathroom; there are operable doors running the full length of the storefront premises to the south of the entryway; there is no outdoor seating included with this application and there will be no benches placed on the sidewalk outside the restaurant; and

- iii. **Whereas**, the Applicant's hours of operation will be 11 AM to 12 AM Sundays through Thursdays and 11 AM to 1 AM Fridays and Saturdays; music will be recorded background music only from iPods/CDs/streaming services; all doors and windows will close at 10 PM every night; there will be not more than 18 private parties per year; there will be no TVs, no DJ's or live music, no promoted events or scheduled performance, no cover fees and no security personnel/doormen; and
- iv. **Whereas**, the premises to be licensed has most recently been licensed with a Restaurant Wine liquor license from approximately 2021 to 2025 as Mareluna LLC dba Mareluna (Lic ID # 0240-23-142356) and prior to that was licensed with a Restaurant Wine license under e Westbourne LLC dba West Bourne (Lic ID #0240-19-113119) from approximately 2019–2021 and Akbou Inc dba Jean Claude restaurant from approximately 2006–2013; and
- v. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being 82 active licensed premises and an additional 9 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; the hours being reasonable and consistent with previous operations at the premises; 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 a full-service Japanese izakaya restaurant with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 11 AM to 12 AM Sundays through Thursdays and 11 AM to 1 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating. There will be no benches on the sidewalk.

5. Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 10 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
6. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
7. Will not have televisions.
8. Will have not more than 18 private parties per year.
9. There will be no use of the alleyway by patrons or staff at any time.
10. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
11. Will not have patron occupancy/service to any portion of the basement of licensed premises
12. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. 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.
18. Will appear before CB2M 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 Restaurant Wine liquor license for **Noury NYC LLC 137 Sullivan St 10012** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 35 Board Members in favor.

- 4. DH 9 Crosby LLC & Crescent Hotel Management Services LLC dba Nomo SoHo 9 Crosby St aka 150 Lafayette St 10013 (OP–Hotel) (Transfer) (Application ID # NA-0343-26-102405)**
- i. Whereas**, the Applicant and 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 transfer of an existing On-Premises Hotel liquor license (9 Crosby LLC, Highgate Hotels LP & DLVSOHO LLC dba NoMo SoHo, Lic ID #0343-23-121980, exp. 3/31/2027) to operate a full service Hotel in a 26-story building (ca. 2011) located in a M1-5B Zoning District with entrances on Crosby and Lafayette Streets between Howard and Grand Streets (Block #233 / Lot #2), the building falling within NYC LPC’s designated SoHo-Cast Iron Historic District Extension and the Special SoHo-NoHo Mixed Use District; and
 - ii. Whereas**, the Applicant recently purchased the rights to operate the Hotel pursuant to a bankruptcy proceeding, the method of operation will remain the same with the current hotel management company, Crescent Hotel Management Service LLC, continuing to manage the hotel; and
 - iii. Whereas**, there is a long-standing history between the local residents and the past and current owners/operators of the hotel going back to when the operator of the Hotel first sought its liquor license in 2009, as outlined in CB2M’s [February/2015](#) resolution when the current operators took over the hotel through a Transfer application, the current Applicant agreeing to layover the instant application in January/2026 in order to meet with the most impacted residents, review stipulations and come to an agreement on the method of operation going forward; and
 - iv. Whereas**, the current Applicant, having met with the residents and gaining a full understanding of the history between the Hotel and the local residents, particularly in regard to the use of any outdoor areas and the residential nature of Crosby Street, agreed to keep the method of operation the same and to continue to have a dialog with the local residents should any issues arise or should the Applicant seek to make any changes to the method of operation in the future; 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 Hotel’s On-Premises liquor license, with those stipulations as follows:

1. The premises will be advertised and operated as a full-service Hotel with multiple venues, including (1) a full-service Restaurant on the ground floor Crosby Street side, (2) a Lounge on the Lafayette Street side, (3) a Lobby Bar and (4) the Penthouse Lounge.
2. The Hotel's On-Premises liquor license will not include any outdoor areas of the Hotel, including the ground floor garden on the Crosby Street side, the terrace on the Crosby Street side of the second floor, the terrace on the Lafayette Street side of the second floor or the rooftop terrace.
3. The **Restaurant** on the Crosby Street side will operate as a full-service, high-end restaurant that will close no later than 11 PM Sunday through Wednesday and will close no later than 12 AM Thursday through Saturday, music will be quiet ambient recorded and background only and there will be no TVs, no DJs, no live music, no promoted events, no scheduled performances or events where a cover fee is charged.
4. The doors and windows to any exterior areas of the premises will be closed by 10 PM every night. Personnel will be placed by the outside door of the Restaurant to ensure no liquor, beer or wine is carried outside and to remind diners to be respectful of the neighbors while outside. The Licensee will explore the possibility of installing double doors to the outside to ameliorate noise. To the extent that there are private events in the Restaurant, the events will be subject to the same stipulations.
5. The **Lobby Bar** will stop serving alcohol after 1 AM seven nights a week, music will be quiet ambient recorded and background music only at conversational levels and there will be no DJs, no live music, no promoted events, no scheduled performances or any events where a cover fee is charged and no televisions.
6. The **Lounge** on the Lafayette Street side will continue to operate as a Lounge (and not a nightclub) and close by 2 AM every night with ambient background music only and where all doors and windows will be closed at all times. A master sound limiter will be installed by a certified sound/acoustical engineer set to quiet ambient background conversational levels, the sound limiter will be secured so as to avoid tampering and it will be monitored and remain under the exclusive direction and control of the Hotel management. To the extent the operator may utilize DJ's, all music will remain at background conversational levels and will use only the existing sound system governed by a master sound limiter.
7. The **Penthouse** (but only to the extent NYC Codes and Laws and the Certificate of Occupancy for the Hotel penthouse permits or allows eating and drinking uses and sale of alcoholic beverages to patrons) will operate only in the interior portion of the rooftop penthouse premises and will close at 1 AM seven nights a week. There will be no music or sound speakers installed on the outdoor terrace and in both the interior and exterior areas there will be no DJs, live music, promoted events or scheduled performance where a cover fee is charged. To the extent that there are private events in the Penthouse, the events will be subject to the same stipulations.
8. There will be no dancing at any of the Hotel's multiple interior venues.

9. Staff will be stationed at all exterior doors used for patron egress to remind Hotel patrons to be respectful to the Hotel's surrounding neighbors.
 10. The Licensee will commit to being responsive to its neighbors and designate a liaison who will arrange for periodic meetings, if necessary, with the local community within the first year following the issuance of a permanent license and as needed thereafter.
- 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 Hotel liquor license at this location, there being **34 active licensed premises** within 750 ft. and 7 pending licenses according to LAMP, the Applicant having met with, and committed to an ongoing dialog with, the local residents, 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 **DH 9 Crosby LLC & Crescent Hotel Management Services LLC dba Nomo SoHo 9 Crosby St aka 150 Lafayette 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, 35 Board Members in favor.

- 5. Soho Hotel Owner LLC and Soho Hotel Manager LLC dba 11 Howard; The Blond 138 Lafayette St 10013 (OP-Hotel) (Lic ID #0343-22-1330941, exp 10/31/2026) (Alteration)**
- i. **Whereas**, the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's (CB2M) SLA Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for an alteration to the Hotel's On-Premises liquor license to add the ground floor restaurant, currently licensed under La Rubia Raw Bar LLC (Lic ID #0340-23-138534), to the Hotel's liquor license; the 14-story hotel building (ca. 1961, altered 2015) is located on the southwest corner of Lafayette and Howard Streets (Block #209/ Lot #19), the building falling within the Special SoHo-NoHo Mixed Use District; and
 - ii. **Whereas**, the Applicant originally appeared before CB2M in [August/2015](#) for the Hotel On-Premises liquor license, at which time CB2 recommended denial of the application, the liquor license being granted and conditions being placed on the license by the members of the Authority in December/2015; and
 - iii. **Whereas**, the ground floor premises is 1,100 sq. ft. with 11 tables with 35 seats and one (1) bar with six (6) seats for a total patron occupancy of 41 seats; there are two (2) entryways/exits

(one from within the Hotel lobby and one from Howard Street) and two (2) patron bathrooms located on the 2nd floor of the Hotel; there is no sidewalk café or other exterior seating included with this application; and

- iv. **Whereas**, the DBA name (La Rubia) will remain the same as will the method of operation albeit with a more expansive menu and earlier hours of operation for the service of breakfast, lunch and dinner, the hours of operation being 7 AM to 12 AM Sundays through Thursdays and 7 AM to 2 AM Fridays and Saturdays; 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/doorman; and

- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the On-Premises Hotel liquor license, with those stipulations as follows:
 - 1. The ground floor restaurant will be operated and advertised as an all-day café /restaurant serving breakfast, lunch and dinner.
 - 2. Hours of operation will be 7 AM to 12 AM Sundays through Thursdays and 7 AM to 2 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 - 5. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
 - 6. Will not have televisions.
 - 7. Will not make changes to the existing façade except to change signage or awning.
 - 8. 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.
 - 9. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 - 10. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 - 11. Will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel.
 - 12. All other stipulations agreed to and executed with Community Board 2, M an. And imposed by the New York State Liquor Authority in December/2015 remain in effect

including the following:

Hours of Operation:

- i. Hotel: 24 hours daily
Bistro (2nd floor) / Patron Areas: 6 AM–11 PM daily
Lounge (2nd floor): 4 AM
Terrace: Closing at 1 AM if not a room guest
There is no patron dancing
13. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that Community Board 2, , Man. recommends **denial** of the Alteration application to the On-Premises Hotel liquor license for **Soho Hotel Owner LLC and Soho Hotel Manager LLC dba 11 Howard; The Blond 138 Lafayette St 10013** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous, 35 Board Members in favor.

6. Thor James Hotel Leaseco LLC and Highgate Hotels LP dba Modernhaus Soho - Jumpin Jacks and Jimmy 23 27 Grand St 10013 (OP–Hotel and Lounge) (Alteration)

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for an alteration to the Hotel’s On-Premises liquor license to remove the following licensed premises – the ground floor garden, interior and exterior terrace restaurants and exterior “tree house” consisting of 160 seats, the exterior “upper tree house” consisting of 38 seats and the cellar private event space consisting of 92 seats – from the Hotel’s liquor license (Lic ID #0343-22-126857, exp 2/28/2026); and
- ii. **Whereas**, in [September/2025](#) Kyma SoHo LLC dba Selena by HYMA appeared before CB2M’s SLA Committee #1 to present an application to the NYSLA for an On-Premises Restaurant liquor license to operate a full-service Greek restaurant in the ground floor and cellar spaces which are being removed from the Hotel liquor license in the instant application; CB2M unanimously recommended approval of the application provided the stipulations agreed to by Kyma SoHo LLC were incorporated into the “method of operation” of the liquor license; and
- iii. **Whereas**, the Applicant of the instant application had originally appeared before CB2M in October/2017 for a transfer application to add these three separately licensed premises, in

addition to the 17th floor roof level (4 separately licensed spaces in total), on to the existing Hotel On-Premises liquor license, that [October/2017](#) resolution outlining that those licenses were governed by an extensive set of stipulations executed with a community group and with stipulations with CB2M in March 2013 that were incorporated into the “method of operation” of the then current existing licenses; those same 4 licenses were governed by the same stipulations which were agreed to in January 2010 and March 2010 when the Hotel was first licensed as a part of an agreement for the issuance of these 4 licenses across 4 separate spaces within the new Hotel; at the time the Hotel was built in 2010, there was significant opposition and the stipulations agreement which was entered into in 2010 and 2013 represented what those in opposition felt were very generous terms in which the hotel could operate and generate a sufficient return while still maintaining a balance of Quality of Life; and

- iv. **Whereas**, by way of history, a portion of this location prior to building and completion of the Hotel in 2010 was the location of the Moondance Diner (Dancing in the Moonlight Inc) which had a restaurant wine license SN# 10292851; and
- v. **Whereas**, below are two previous resolutions passed by CB2 in January and March 2010 referencing the above 4 existing liquor licenses as they are currently licensed:

At its Full Board meeting on January 21, 2010, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

7. BCRE Grand Hotel, BCRE Grand Restaurant and BCRE Grand Bar, 23-31 Grand Street (Thompson and 6th Avenue), NYC

Whereas, the applicant re-appeared before the committee; and,

Whereas, this application is for On Premise licenses for an upscale Hotel Lobby Bar, Cellar Floor Restaurant and Rooftop Bar collectively 5,600 s.f. (Hotel Bar is 1,000 s.f., Ground Floor Restaurant is 2,400 s.f. and Rooftop Bar is 2,200 s.f) on Grand Street between Thompson and 6h Avenue; and,

Whereas, this application is for 20 table seats with a maximum legal capacity of 50 persons for the Hotel Lobby Bar; and 85 table seats, 1 bar with 12 bar seats and a maximum legal capacity of 92 persons for the Cellar Floor Restaurant; and 50 table seats, 1 bar with 15 bar seats and a maximum legal capacity of 150 persons for the Rooftop Bar; and,

Whereas, the applicant stated the hours of operation are 7:00 a.m. – 12:00 a.m. Sunday – Wednesday and 7:00 a.m. – 1:00 a.m. Thursday – Saturday for the Hotel Lobby Bar and Cellar Restaurant; and 7:00 a.m. – 1:00 a.m. Sunday – Wednesday and 7:00 a.m. – 2:00 a.m. Thursday – Saturday for the Rooftop Bar; there will not be a sidewalk café application

and no backyard garden; music will be background and live only for the Cellar Floor Restaurant; and music will be background only in the Rooftop Bar and played exclusively in the enclosed area; and music will be background and DJ only for the Hotel Lobby Bar, and,

Whereas, the applicant has reached out to members of the community prior to presenting this application; and,

Whereas, the applicant has agreed to the following set of stipulations:

- 1. The applicant has agreed to no amplified music of any kind in any of the outdoor areas.*
- 2. The applicant has agreed that during evening hours the restaurant exit will be on 6th Avenue; and the applicant will direct its customers to this exit.*
- 3. The applicant has agreed to have a taxi line on 6th Avenue to reduce traffic on Grand Street.*
- 4. The applicant has agreed to conduct sound tests on the Rooftop Bar.*
- 5. The applicant has agreed to community outreach measures including but not limited to hosting a monthly meeting with nearby residents.*
- 6. The applicant has agreed to not have any advertisement signs on the Hotel.*
- 7. The applicant has agreed to have food service available during all hours of operation.*
- 8. The applicant has agreed to not seek or apply for a Cabaret License.*
- 9. The applicant has agreed to arrange a discussion with acoustical consultants to address soundproofing for the neighboring building.*

Whereas, the applicant has agreed to abide by the regulations associated with all New York City Departments and safety organizations and will obtain all required certificates, permits and related documents; and,

Whereas, several members of the community appeared to express their willingness to work with the applicant under the proposed operating guidelines; and,

Whereas, the applicant has executed an agreement with the community, and that agreement is attached;

THEREFORE, BE IT RESOLVED that CB#2, Man. recommends denial to the proposed On Premise license for ***BCRE Grand Hotel, BCRE Grand Restaurant and BCRE Grand Bar, 23-31 Grand Street*** unless the conditions agreed to by applicant relating to the sixth and seventh “whereas” clauses are incorporated into the “Method of Operation” on the SLA On Premise license.

Vote: Passed, with 35 Board members in favor and 2 in opposition (D. Diether, I. Dutton).

AND

At its Full Board meeting on March 18th, 2010, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

3. BCRE Grand Café, LLC, d/b/a TBD, 25 Grand St. (Thompson and 6th Avenue), NYC

Whereas, the applicant appeared before the committee; and,

Whereas, this application is for On Premise license for a 3,100 s.f. (700 s.f. interior and 2,400 s.f. exterior) Plaza Café in an upscale Hotel on Grand Street between Thompson and 6th Avenue with 130 table seats, 1 bar with 30 bar seats and a maximum legal capacity of 191 (60 persons interior and 131 persons exterior); and,

Whereas, the applicant stated the hours of operation for the proposed Plaza Café Lower Terrace are Sunday - Wednesday from 7:00 a.m. – 12:00 a.m. and Thursday – Saturday from 7:00 a.m. – 1:00 a.m.; and the hours of operation for the proposed Plaza Café Upper Terrace are Seven Days a Week from 7:00 a.m. – 11:00 p.m.; there will not be a sidewalk café application but will include a backyard garden; music will be background for the interior space only and no amplified music of any kind for the exterior spaces; and,

Whereas, the applicant has reached out to members of the community prior to presenting this application; and,

Whereas, the applicant has agreed to all the stipulations in the fully executed Memorandum of Understanding with members of the community and attached herein; and,

Whereas, the applicant has agreed to abide by the regulations associated with all New York City Departments and safety organizations and will obtain all required certificates, permits and related documents; and,

Whereas, no one appeared in opposition from the community; and,

THEREFORE BE IT RESOLVED that CB#2, Man. recommends denial to the proposed On Premise license for ***BCRE Grand Café, LLC, d/b/a TBD, 25 Grand St.*** unless the conditions agreed to by applicant relating to the fifth and sixth “whereas” clauses are incorporated into the “Method of Operation” on the SLA On Premise license.

Vote: Passed, with 37 Board members in favor, and 1 in opposition (D. Diether).

- vi. **Whereas**, the previously existing method of operation listed was memorialized as a stipulations agreement with CB2M dated 3/14/2013 and 10/20/2017; and
- vii. **Whereas**, the Applicant executed a stipulations agreement with CBM that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the On-Premises Hotel liquor license, with those stipulations as follows:

Thor James Hotel Leaseco, LLC and Highgate Hotels LP (as manager) will continue to adhere to the attached community agreements/memorandum of understandings/stipulations and previous representations to CB2 that the previous operators at this location had agreed to including but not limited to:

1. The Hotel will continue to operate 24 hours a day / 7 days a week. The 18th floor rooftop level restaurant will continue to operate Monday to Wednesday from 5 PM to 1 AM, Thursday to Saturday from 3 PM to 2 AM and Sunday from 3 PM to 1 AM. No patrons will remain after the indicated closing times. The service of alcohol will commence no earlier than 10 AM in any of the above areas. There will be no outdoor music of any kind. There will be no DJ's or live music and music volumes will be at quiet background levels only. All doors will remain closed at all times when not in active use. Will use entrance doors as agreed to in MOU.
2. In addition to what is indicated above, the memorandums of understanding/community agreements/stipulations agreed to previously by Thor James Hotel Leaseco, LLC and Highgate Hotels LP, DU Bar LLC and 6 Grand LLC (as managers), which are attached to this document as pages 3 to 30, will continue to be adhered to in their entirety. The first agreement on pages 3 to 14 is dated January 21, 2010 and is between Grand Street Hotel LLC, Grand Street Restaurant LLC, Grand Street Bar LLC and Moondance Community Group. The second agreement on pages 15 to 30 is dated March 11, 2013 in which PR Grand Hotel Leaseco LLC agrees that it will abide by all the conditions set forth in the Community Agreement that is attached which is between BCRE Grand Hotel LLC, BCRE Grand Restaurant LLC, BCRE Grand Bar LLC, BCRE Grand Cafe LLC and Moondance Community Group. These agreements, memorandums of understanding and stipulations all encompass the premises known as Modernhaus Soho Hotel.

THEREFORE BE IT RESOLVED that Community Board 2, Man. recommends **denial** of the Alteration application to the On-Premises liquor license for **Thor James Hotel Leaseco LLC and Highgate Hotels LP dba Modernhaus Soho - Jumpin Jacks and Jimmy 23 27 Grand St 10013 (OP-Hotel and Lounge)****unless** the statements presented by the Applicant are accurate and

complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous, 35 Board Members in favor.

7. Cholapink Corp 32 Spring St 10012 (OP–Restaurant)

- i. Whereas,** the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant liquor license to operate a modern Peruvian restaurant in the ground floor of a five (5)-story mixed-use building (ca. 1900) on Spring Street between Mott and Mulberry Streets (Block #480 / Lot #23), the building falling within the Special Little Italy district; and
- ii. Whereas,** the ground floor premises is approximately 3,1700 sq. ft., with 2,000 sq. ft. on the ground floor, 670 sq. ft. in the cellar, the cellar being connected by an interior stairway with no patron use of the cellar and 500 sq. ft on a 2nd floor terrace in the rear of the building; there will be 15 tables and 34 seats and 3 food counters and 14 seats and no bars for a total seated occupancy of 48 persons, there is one (1) entrance serving as both patron ingress and egress and two (2) patron bathrooms; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there is no seating on the sidewalk or in the roadway included with this application; and
- iii. Whereas,** the Applicant’s hours of operation will be 11 AM to 12 AM Sundays through Saturdays (7 days a week) with the last seating being at 11 PM nightly; music will be recorded background music only from iPods/CDs/streaming services; there will be no TVs, no DJ’s or live music, no promoted events or scheduled performance, no cover fees and no security personnel/doormen; and
- iv. Whereas,** the premises to be licensed has most recently possibly been a clothing store and prior to that was licensed with an On-Premises liquor license from approximately 1994 to 2025 as Pizza of 32 Spring Street Inc dba Lombardi’s (Lic ID #03340-22-106945); and
- v. Whereas,** the application as presented included exterior use of the rear portion of the 2nd floor rooftop / ”terrace” which is adjacent to/abuts the 2nd floor residential tenant’s outdoor area and is surrounded by residents in old tenement-style buildings whose windows look into the 2nd floor “terrace,” the Applicant having not done outreach to the residents, there being no plan to enclose the 2nd floor terrace in order to mitigate the negative quality of life impacts to the residents from patrons eating and drinking on the terrace daily from 11 AM to midnight, the 2nd floor rooftop having never been used by the previous restaurant or licensed for the

service of alcohol, the Certificate of Occupancy dated 8/18/2008 indicating Eating and Drinking establishment on the first floor only with residential apartments on the 2nd through 5th floors of the building, with eating and drinking not a permitted use on the 2nd floor rooftop; and

- vi. **Whereas**, the SLA Committee expressed their significant concerns regarding the negative quality of life impacts to the surrounding residents living in old tenement-style buildings of licensing the 2nd floor rooftop, the use not being an allowable use on the Certificate of Occupancy, the Applicant showing no plans or pathway for receiving either a Certificate of Occupancy or Letter of No Objection allowing for the use of the 2nd floor rooftop for eating and drinking, the prior restaurant having operated for years on the ground floor only, the Applicant agreeing to remove the use of the 2nd floor rooftop from the instant application, submitting an amended 30-day notice to CB2M showing no outside use and agreeing that they would never apply for use of the 2nd floor rooftop in order to meet the public interest standard of 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 On-Premises Restaurant liquor license, with those stipulations as follows:
1. Will be advertised and operated as a full-service Kosher-style Eastern Mediterranean restaurant.
 2. The hours of operation will be 11 AM to 12 AM Sundays through Saturdays with the last seating being no later than 11 PM nightly. All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate a backyard garden, rooftop terrace or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 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. There will be **NO** use of the 2nd floor terrace **now or at any time in the future**.
 6. Posted closing hour will be at 11 PM every night with last seating being at that time.
 7. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 8. Will not have televisions.
 9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 10. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 11. Will not install or have French doors, operable windows or open facades.
 12. Will not make changes to the existing façade except to change signage or awning.

13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 16. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
 17. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
 18. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.
- vii. Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this location, there being **101 active licensed premises** and 7 pending licenses within 750 ft. of the premises proposed to be licensed according to LAMP, the Applicant agreeing to no use of the 2nd floor rooftop now or in the future, 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 **Cholapink Corp 32 Spring St 10012** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 35 Board Members in favor.

- 8. Solita Group, LLC dba Buono Notte 120 Mulberry St 10013 (OP–Restaurant) (Transfer)**
 - i. Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant Liquor License to operate a full-service, family-friendly Italian restaurant in the ground floor of a five (5)-story mixed-use tenement-style building on Mulberry Street between Canal and Hester Streets (Block #205 / Lot #11), the building falling within the Special Little Italy District; and

- ii. **Whereas**, the ground floor premises is approximately 3,500 sq. ft., with 2,500 sq. ft. on the ground floor and 1,000 sq. ft. in the basement, the basement being connected by an interior stairway with patron use of the basement being for bathroom access only; there will be 14 tables and 56 seats and no bars for a total seated occupancy of 56 persons, there is one (1) entrance serving as both patron ingress and egress and three (3) bathrooms; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there is no outdoor seating included with this application; and

- iii. **Whereas**, the Applicant's hours of operation will be 11 AM to 12 AM Sundays through Saturdays (7 days a week); music will be recorded background music only from iPods/CDs/streaming services; there will be not more than two (2) TVs, no DJ's or live music, no promoted events or scheduled performance, no cover fees and no security personnel/doormen; and

- iv. **Whereas**, the premises to be licensed has been licensed with an On-Premises liquor license from approximately 1999 to the present as Buona Notte Incorporated dba Buona Notte (Lic ID # 0340-22-108581, exp. 11/30/2026) the instant application being an asset purchase with the DBA name and method of operation remaining the same; and

- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new On-Premises Restaurant Liquor License, with those stipulations as follows:
 - 1. Will be advertised and operated as a full-service family-friendly Italian restaurant with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 11 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 have not more than two (2) televisions no larger than 54".
 - 7. Will close all doors and windows at 9 PM every night, allowing only for patron ingress and egress.
 - 8. Will not have patron occupancy/service to any portion of the basement of licensed premises aside from bathroom access.
 - 9. Will not install or have French doors, operable windows or open facades.

10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 13. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades 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.
- 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 **60 active licensed premises** and 7 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 Restaurant Liquor License for **Solita Group, LLC dba Buono Notte 120 Mulberry 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, 35 Board Members in favor.

- 9. Crevette LLC 10 Downing St 10014** (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID #0340-25-111361) (*appearance waived*)
- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add a sidewalk café consisting of 40 seats in total as part of the Dining Out NYC program to their licensed premises; and
 - ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the

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

1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 12 tables and 40 seats on 6th Avenue at the southwest corner of Downing Street.
2. Hours of operation for the Dining Out NYC sidewalk café will be from 12 PM to 11 PM Sundays through Saturdays (7 days a week), these hours being consistent with what the former Licensee had at the location under the old DCWP program.
3. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
8. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **Crevette LLC 10 Downing St 10014** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous, 35 Board Members in favor.

10. Damselle LLC dba Lord's 506 LaGuardia Pl 10012 (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID #0340-23-136030) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add a sidewalk café consisting of 10 seats in total as part of the Dining Out NYC program to their licensed premises; and

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

1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 4 tables and 10 seats on LaGuardia Place between Bleecker and Houston Streets.
2. Hours of operation for the Dining Out NYC sidewalk café will be from 11 AM to 10 PM Sundays through Saturdays (7 days a week).
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 **Damselle LLC dba Lord's 506 LaGuardia Pl 10012** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous, 35 Board Members in favor.

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

11. Kim 1 Holding LLC 109 111 Mulberry St 10003 (OP–Restaurant)

Whereas, during this month's Community Board 2, Manhattan's SLA #1 Licensing Committee

Meeting on February 3, 2026, the Applicant requested **to lay over** this application to March/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 **Kim 1 Holding LLC 109 111 Mulberry St 10003** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 35 Board Members in favor.

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

Whereas, prior to this month's Community Board 2, Manhattan's SLA #1 Licensing Committee Meeting on February 3, 2026, the Applicant requested **to lay over** this application to March/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 **Felix Greene Street Soho LLC dba Felix Roasting Co 145 Greene 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, 35 Board Members in favor.

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

Whereas, prior to this month's Community Board 2, Manhattan's SLA #1 Licensing Committee Meeting on February 3, 2026, the Applicant requested **to lay over** this application to March/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 **Mala Fama LLC dba Taqueria El Chato 120 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, 35 Board Members in favor.

14. WOHAWatts LLC 40 Thompson St 10013 (OP-Tavern)

Whereas, prior to this month's Community Board 2, Manhattan's SLA #1 Licensing Committee Meeting on February 3, 2026, the Applicant requested **to lay over** this application to March/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 **WOHAWatts LLC 40 Thompson 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, 35 Board Members in favor.

15. 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 February 3, 2026, the Applicant requested **to lay over** this application to March/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, 35 Board Members in favor.

16. 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 February 3, 2026, the Applicant requested to lay over this application to March/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 **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, 35 Board Members in favor.

SLA 2 LICENSING

1. Pandaria LLC dba Dragonne 13 Barrow 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 to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant Liquor License to operate a contemporary French bistro in the ground floor of an eight (8)-story mixed-use building on Barrow Street at the southwest corner of West 4th (Block #590 / Lot #7502), the building falling within NYC LPC's designated Greenwich Village Historic District; and

ii. Whereas, the ground floor premises is approximately 2,154 sq. ft., with 1,321 sq. ft. on the ground floor and 834 sq. ft. in the cellar, the cellar being connected by an interior stairway

with no patron use of the cellar; there will be 24 tables and 54 seats and one bar with eight (8) seats for a total seated occupancy of 62 persons, there is one (1) entrance serving as both patron ingress and egress and two (2) bathrooms; the storefront infill being fixed with no operable doors or windows that open out to the sidewalk; there is no outdoor seating included with this application; and

- iii. **Whereas**, the Applicant's proposed hours of operation will be 5 PM to 10:30 PM Tuesdays through Thursdays and 5 PM to 11 PM Fridays and Saturdays and will be closed Sundays and Mondays; music will be recorded background music only from iPods/CDs/streaming services; there will be no TVs, no DJ's or live music, no promoted events or scheduled performance, no cover fees and no security personnel/doormen; and
- iv. **Whereas**, the Applicant held a zoom meeting with the Carmine Street and Central Village Block Associations to review the application and, with the agreement of no roadbed seating now or in the future, the block associations sent a letter of support of the application saying they believe the addition of the fine dining restaurant will be a nice fit for the neighborhood; and
- v. **Whereas**, the premises to be licensed has most recently been licensed with an On-Premises liquor license from approximately 2000 to 2017 under Chickweed Inc dba Annisa (Lic ID # 0340-16-102962) and has been vacant since its closing; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the "method of operation" of the new On-Premises Restaurant liquor license, with those stipulations as follows:
 - 16. Will be advertised and operated as a full-service French bistro with the kitchen open and full menu items available until closing every night.
 - 17. The hours of operation will be 5 PM to 10:30 PM Tuesdays through Thursdays and 5 PM to 11 PM Fridays and Saturdays and will be closed Sundays and Mondays. All patrons will be cleared and no patrons will remain after stated closing time.
 - 18. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 19. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating and there will be no future roadbed seating.
 - 20. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 - 21. Will not have televisions.
 - 22. Will close all doors and windows at all times, allowing only for patron ingress and egress.

23. Will not have patron occupancy/service to any portion of the basement of licensed premises.
24. Will have not more than 24 private parties per year.
25. Will not install or have French doors, operable windows or open facades.
26. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
27. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
28. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
29. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
30. 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.
31. 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.
32. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.

vii. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this location, there being **114 active licensed premises** and 8 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 Restaurant liquor license for **Pandaria LLC dba Dragonne 13 Barrow 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 in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 35 Board Members in favor.

2. **StJardim LLC dba St Jardim 183 W 10th St, store #1, aka 233 W 4th St 10014 (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID # 0340-23-130325)**
- 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 8 seats in total as part of the Dining Out NYC program to their licensed premises; and
 - ii. **Whereas**, the proposed sidewalk café on West 4th Street is two feet, two inches (2' 2") wide and on West 10th is two feet, six inches (2'6") wide which is less than thirty-six inches (36") and is therefore non-compliant with [§403.5.1](#) of the 2010 ADA Standards for Accessible Design which states: *“the clear width of walking surfaces shall be 36 inches (915 mm) minimum,”* the Dining Out NYC rules [§5-10\(h\)](#) requiring “A sidewalk cafe and roadway cafe must be directly accessible to persons with physical disabilities. The design of such cafe shall comply with applicable requirements of the Americans with Disabilities Act and rules promulgated thereunder...”; nonetheless NYC DOT has given the Applicant conditional approval of the sidewalk café as designed; and
 - iii. **Whereas**, many members of the immediate local community came to speak in favor of the application saying the Applicant and her staff work hard to keep the clear path open for pedestrians, that the establishment is frequented by locals, some of whom use walkers, the Applicant understanding the concerns regarding ADA accessibility as well as maintaining the clear path on the sidewalk, the premises having operable French doors/windows on both West 10th and West 4th Street that open out to the sidewalk, the Applicant saying they may be able to serve through those doors, though it is difficult to see how the tables can be placed with the doors open allowing for the clear path to be maintained, and that they will reduce tables as needed in order to maintain both clear path and ADA accessibility, there appearing to be room for at least one table with seating allowing for the required 36" width if the sidewalk café were configured differently; and
 - iv. **Whereas**, CB2M continues to be committed to the adherence of ADA accessibility requirements in the new Dining Out NYC program, having asked NYC DOT repeatedly for clear guidance on how ADA accessibility is achieved on sidewalk cafés which are less than 36" (or even 30") wide and to date receiving none; the Dining Out NYC having provided conditional approval of the instant application on 9/22/2025; and
 - v. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:

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

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises Liquor License for **StJardim LLC dba St Jardim 183 W 10th St, store #1, aka 233 W 4th St 10014** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous, 35 Board Members in favor.

3. Borough Hospitality LLC dba Nadia's 555 Greenwich St 10014 (OP-Restaurant)
(previously unlicensed)

- i. Whereas**, the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant liquor license to operate a full-service neighborhood restaurant in the ground floor of a 16-story commercial building (ca. 2021) on the southeast corner of King and Greenwich Streets with the entry on King Street (Block #598 / Lot #42), the building falling within the Special Hudson Square District; and
- ii. Whereas**, the ground floor premises is approximately 6,500 sq. ft., with 4,900 sq. ft. on the ground floor and 2,449 sq. ft. in the cellar, the cellar being connected by an interior stairway

with no patron use of the basement; there will be 27 tables and 101 seats and one bar with 9 seats for a total seated occupancy of 110 persons, there is one (1) entrance serving as both patron ingress and egress, three (3) emergency exits and four (4) bathrooms; the storefront infill being fixed with no operable doors or windows that open out to the sidewalk; there is no outdoor seating included with this application; and

- iii. **Whereas**, the Applicant's hours of operation will be Sundays through Thursdays from 10 AM to 12 AM and Fridays and Saturdays from 10 AM to 1 AM, music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no TVs, no dancing, no DJs, no promoted events, no live music or scheduled performances, no cover fees, no security/door men; and
- iv. **Whereas**, the premises to be licensed is in a newly-constructed building which replaced a one-story parking lot; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the "method of operation" of the new On-Premises Restaurant liquor license, with those stipulations as follows:
 - 1. Premises will be advertised and operated as a full-service neighborhood restaurant with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be Sundays through Thursdays from 10 AM to 12 AM and Fridays and Saturdays from 10 AM to 1 AM. All patrons will be cleared, and no patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 - 5. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 - 6. Will not have televisions.
 - 7. Will not have patron occupancy/service to any portion of the cellar of the licensed premises.
 - 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 - 9. Will not install or have French doors, operable windows or open facades.
 - 10. Will not make changes to the existing façade except to change signage or awning.
 - 11. Will comply with NYC Department of Buildings Regulations and 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. 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 any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
 16. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 17. Will appear before CB2, Manhattan prior to submitting 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 **26 active licensed premises** and 3 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 Restaurant liquor license for **Borough Hospitality LLC dba Nadia’s 555 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 in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 35 Board Members in favor.

4. 192 Café LLC 192 7th Ave south 10014 (OP–Tavern) (Transfer)

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Tavern liquor license to operate a French wine bar with a menu serving classic casual lite French fare within a ground floor commercial storefront located within a five (5)-story residential building (c. 2019) on Seventh Avenue at the corner of West 11th Street (Block #613/Lot #53), this building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. **Whereas**, the ground floor premises is approximately 1,800 sq. ft. with 1,193 sq. ft on the ground floor and 560 sq. ft. in the basement, the basement is connected by an interior staircase

with no patron use of the basement; there are six (6) tables and 16 seats , one (1) dining rail with 34 seats and two (1) bar with 11 seats for a total interior occupancy of 61 patrons; the premises has two (2) doors which will serve as patron ingress and egress and two (2) bathrooms and a small convection kitchen; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and

- iii. **Whereas**, the hours of operation will be 12 PM to 12 AM Sundays and Mondays, 12 PM to 1 AM Tuesdays and Wednesdays and 12 PM to 2 AM Thursdays through Saturdays; music will be quiet background only, not audible in surrounding residences, no televisions, there will be no DJ's, no dancing, no promoted events, no live music, no scheduled performances or cover fees; all doors and windows will close by 9 PM nightly; and
- iv. **Whereas**, there will be a sidewalk café operating under the Dining Out NYC program consisting of not more than 42 tables and 92 seats, all service will be to seated patrons only and will occur from within the sidewalk café, the sidewalk café will close no later than 10 PM Sundays through Tuesdays and 11 PM Wednesdays through Saturdays, there will be no exterior music, speakers or TVs; and
- v. **Whereas**, the instant application is an asset purchase, the premises to be licensed is currently operating with a temporary On-Premises liquor license from December/2025 under GVI West Village LLC dba Vin Sur Vingt 192 7th Ave South 10014 (Lic ID #0524-25-06232) who had operated at the location with a Tavern Wine license (Lic ID #0267-23-138630) since 2021; the method of operation and hours remaining largely the same; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new On-Premises Restaurant Liquor License, with those stipulations as follows:
 - 1. Will be advertised and operated as a French wine bar with a menu serving classic casual lite French fare 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 and Mondays, 12 PM to 1 AM Tuesdays and Wednesdays and 12 PM to 2 AM Thursdays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café operating under the Dining Out NYC program consisting of not more than 42 tables and 92 seats. 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. No exterior music, speakers or TVs.

5. Sidewalk café will close no later than 10 PM Sundays through Tuesdays and 11 PM Wednesdays through Saturdays. All tables and chairs will be secured at this hour.
 6. No roadbed seating.
 7. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 8. Will have no more than six (6) private events per year.
 9. Will not have televisions.
 10. Will close all doors and windows at 9 PM every night, allowing only for patron ingress and egress
 11. Will not install or have French doors, operable windows or open facades.
 12. Will not make changes to the existing façade except to change signage or awning.
 13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 16. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances or velvet ropes or metal barricades.
 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.
- vii. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this location, there being **58 active licensed premises** and 8 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 Restaurant liquor license for **192 Café LLC 192 7th Ave south 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 in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 35 Board Members in favor.

5. **LPB Pasta Shop LLC dba La Pecora Bianca, 117 7th Avenue South 10014 (OP–Restaurant) (Transfer) (previously unlicensed for full liquor)**
- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant liquor license to operate a full-service, all-day Italian restaurant with a retail component selling fresh pasta in the ground floor of a six (6)-story mixed-use building (ca. 1923) on the southeast corner of 7th Avenue South and West 10th Street (Block #610 / Lot #16), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
 - ii. **Whereas**, the ground floor premises is approximately 6,000 sq. ft., with 4,500 sq. ft. on the ground floor and 1,500 sq. ft. in the cellar, the cellar being connected by an interior stairway with no patron use of the cellar; there will be 46 tables and 141 seats and one bar with 10 seats for a total seated occupancy of 151 persons on the interior; there are two (2) entrances serving as patron ingress and egress two (2) emergency exits and two (2) patron bathrooms; there front façade consisting of five (5) banks of windows separated by brick building columns, with four of the five window areas having operable French doors with fixed windows on either side, all doors and windows will close at 10 PM daily allowing only for patron ingress and egress after that time; the southernmost bank of storefront windows being fixed with one operable door which leads to the retail component of the premises which will offer fresh pasta for retail sales; and
 - iii. **Whereas**, the Applicant’s proposed hours of operation will be 9 AM to 10 PM Sundays 8 AM to 10 PM Mondays through Wednesdays, 8 AM to 11 PM Thursdays, 8 AM to 12 AM Fridays and 9 AM to 12 AM Saturdays; music will be recorded background music only from iPods/CDs/streaming services; there will be no TVs, no DJ’s or live music, no promoted events or scheduled performances, no cover fees and no security personnel/doormen; and
 - iv. **Whereas**, there will be a sidewalk café operating under the Dining Out NYC program consisting of not more than 34 tables and 68 seats, all service will be to seated patrons only and will occur from within the sidewalk café, the sidewalk café will close no later than 10 PM Sundays through Saturdays, (7 days a week) there will be no exterior music, speakers or TVs and there will be no speakers placed adjacent to the operable doors so as to prevent music from the interior escaping out to nearby residences; the sidewalk seating will only be in front of the restaurant portion of the premises and will not extend south in front of the retail portion of the premises; and
 - v. **Whereas**, the instant application is an asset purchase, the premises to be licensed has been licensed with a Restaurant Wine license from approximately 2023 under Realmuto 117 7th

Avenue South LLC (Lic ID #0240-24-129655) having initially presented an application to CB2M in [March 2023](#) where there was significant community opposition due to an oversaturation of licensed premises, the application being for the service of beer and wine only and therefore not subject to the public interest standard of the 500 Foot Rule, that Licensee having returned to CB2 in October/2025 to present an application for a Class Change which CB2M unanimously recommended be denied due to reasons outlined in the October/2025 [resolution](#); and

- vi. **Whereas**, there was both written and in person testimony in opposition to the instant application from nearby residents and the West Village Residents Association (WVRA), the opposition mostly based on the oversaturation of liquor licenses in the overall and immediate area, the WVRA citing that in 2000 for zip code 10014, one out of ten retail premises were licensed (10%) and today that number is one out of three (30%); adjacent residents and residents of the building of the instant application wrote letters in support of the application; and
- vii. **Whereas**, the Applicant is known to CB2M, currently having two licensed premises within CB2M that operate under the same DBA and with a similar method of operation, those restaurants being neighborhood restaurants as opposed to destination establishments, that the Applicant has multiple restaurants under the same DBA in various neighborhoods throughout Manhattan eliminates the “destination” aspect of the premises (i.e., lines, numerous for-hire vehicles), the hours being sought are reasonable with a 10 PM closing Sundays to Wednesdays and hours not later than midnight the other days, the Applicant initially proposing 86 seats on the sidewalk and agreeing to eliminate the 16 seats in front of the retail storefront part of the premises in an effort to show work with the community; and
- viii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new On-Premises Restaurant Liquor License, with those stipulations as follows:
 - 1. Will be advertised and operated as a full-service, all-day Italian restaurant with a retail component selling fresh pasta with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 9 AM to 10 PM Sundays 8 AM to 10 PM Mondays through Wednesdays, 8 AM to 11 PM Thursdays, 8 AM to 12 AM Fridays and 9 AM to 12 AM Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.

4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café operating under the Dining Out NYC program consisting of not more than 34 tables and 68 seats. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams. There will be no sidewalk café in front of the retail pasta shop.
5. Sidewalk café will close no later than 10 PM. All tables and chairs will be secured at this hour. There will be no host stands, bus or service stations on the sidewalk or in the roadbed. No exterior music, speakers or TVs.
6. No roadbed seating.
7. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time or further than 15' from the premises proposed to be licensed.
8. Will ensure interior speakers are not placed immediately adjacent to the operable doors.
9. Will have no more than four (4) private events per year.
10. Will not have televisions.
11. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
12. Will not have patron occupancy/service to any portion of the cellar of licensed premises.
13. Will not install or have French doors, operable windows or open facades.
14. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
15. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
16. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
17. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
18. Will 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.
19. 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.
20. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.

ix. Whereas, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this location, there being **58 active licensed premises** and 8 pending licenses within 750 ft. of the premises proposed to be licensed according to LAMP, the agreed upon hours and stipulations being reasonable, the Applicant working with the community and CB2M on

stipulations, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that CB2M recommends denial of the application for a new On-Premises Restaurant liquor license for **LPB Pasta Shop LLC dba La Pecora Bianca, 117 7th Avenue South 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 in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 35 Board Members in favor.

6. Miles on Hudson, LLC 435 Hudson St 10014 (OP–Restaurant)

- i. Whereas,** the Applicant’s CFO and Director of Operations and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant Liquor License to operate an upscale restaurant in the ground floor of a nine (9)-story commercial building (ca. 1936, altered 2017) on the northwest corner of Hudson and Leroy Streets (Block #602 / Lot #68); and
- ii. Whereas,** the ground floor premises is approximately 13,432 sq. ft. with 10,958 sq. ft. on the ground floor and 2,474 sq. ft. in the mezzanine, the mezzanine being connected by an interior stairway and being used for the kitchen with no patron use; there will be 38 tables and 153 seats and one bar with 15 seats for a total seated occupancy of 168 persons and a legal occupancy of 243 persons, there is one (1) entrance serving as both patron ingress and egress, one (a) emergency exit and two (2) patron bathrooms; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. Whereas,** the Applicant’s proposed hours of operation will be 10 AM to 2 AM Saturdays and Sundays and 12 PM to 2 AM Mondays through Fridays with the last reservation at 11 PM nightly and no new patrons entering after 11 PM; music will be recorded background music only at conversation levels from iPods/CDs/streaming services with the exception of private events where there may be DJs and live music at above background levels of volume but no music will be heard outside of the premises and there will be no subwoofers, the Applicant not having more than six private events per year which are typically Gala/Fundraiser events for other organizations; there will be no TVs, no DJ’s or live music outside of private events, no promoted events or scheduled performance, no cover fees and no security personnel/doormen; and

- iv. **Whereas**, there may be a sidewalk café operating under the Dining Out NYC program on Leroy Street (their lease precludes them from having seating on Hudson Street) consisting of not more than 8 tables and 32 seats, all service will be to seated patrons only and will occur from within the sidewalk café, the sidewalk café will close no later than 10 PM Sundays through Saturdays, (7 days a week) there will be no exterior music, speakers or TVs; and
- v. **Whereas**, the premises to be licensed has been licensed under En Japanese Brasserie (Lic ID #0340-23-132442) from approximately 2004 to 2024; the principals of the instant application are known and well-respected in the community, being principals in Eleven Madison Park and Nomad among other licensed establishments; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new On-Premises Restaurant Liquor License, with those stipulations as follows:
 - 1. Will be advertised and operated as a full-service restaurant, specifically an upscale restaurant with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 10 AM to 2 AM Saturdays and Sundays and 12 PM to 2 AM Mondays through Fridays with the last reservation at 11 PM nightly and no new patrons entering after 11 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 outdoor area for commercial purposes except for a sidewalk café operating under the Dining Out NYC program consisting of not more than 8 tables and 32 seats. On Leroy Street All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 - 5. Sidewalk café will close no later than 10 PM. All tables and chairs will be secured at this hour. There will be no host stands, bus or service stations on the sidewalk or in the roadbed. No exterior music, speakers or TVs.
 - 6. No roadbed seating.
 - 7. Will play recorded background music at conversational levels only with the exception of private events (the entire premises closed to the public). There may be DJs and live music at private events playing at “above background” levels of volume. There will be no subwoofers. No music will be audible in any residences at any time.
 - 8. Will have no more than six (6) private events per year.
 - 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: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
 18. 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.
 19. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.
- vii. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this location, there being **21 active licensed premises** and 4 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 Restaurant liquor license for **Miles on Hudson, LLC 435 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” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 35 Board Members in favor.

7. SH Resto NYC Corp 418-420 W 13th 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 to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant Liquor License to operate a full-service traditional Mexican restaurant in the ground floor of a three (3)-story commercial building (ca. 1902) on Wes 13th Street between Washing Street and 9th Avenue (Block #645 /

Lot #29), the building falling within NYC LPC's designated Gansevoort Market Historic District; and

- ii. **Whereas**, the ground floor premises is approximately 5,353 sq. ft; there will be 42 tables and 130 seats, 24 seats at high top tables and one bar with 20 seats for a total seated occupancy of 174 persons and legal occupancy of 297 persons, there is one (1) entrance serving as both patron ingress and egress, one (1) emergency exit and six (6) patron bathrooms; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and; there is no outdoor seating included with this application; and
- iii. **Whereas**, the Applicant's proposed hours of operation will be 11 AM to 1 AM Sundays through Wednesdays and 11 AM to 2 AM Thursdays through Saturdays with the last reservation being at 11 PM nightly and no walk-ins after 11 PM; music will be recorded background music only from iPods/CDs/streaming services and from a DJ curating music but will at all times be at background levels set by a limiter and played through the restaurant sound system, there will be no subwoofers; there will be no TVs, no live music, no promoted events or scheduled performance, no cover fees and no security personnel/doormen; and
- iv. **Whereas**, the premises to be licensed has been licensed with an On-Premises liquor license from approximately 2010 to 2024 under Fig & Olive Thirteen Street LLC dba Fig & Olive (Lic ID # 0340-22-10391) as an Italian restaurant serving lunch and dinner with a method of operation of background music and closing not later than midnight nightly; and
- v. **Whereas**, the Applicant met with local residents and block associations via zoom where concerns were raised about the use of DJs playing at background levels as this has been a significant problem in other "restaurants" in the immediate area in the past, with the levels of music far exceeding background levels and the ambience and noise levels becoming more club-like than restaurant, the specific location of the instant application of not having any residences adjacent or within a block or more and the method of operation with no exterior seating or operable doors and windows being significant mitigating factors of any impacts to residents, the Applicant stating that they would not have subwoofers, that the DJ would only use the existing sound system at the existing levels and was there to curate the playlist only, and that their lease includes a clause that the premises needs to be soundproofed so as not to disrupt the commercial tenants on the upper floors of the building, the premises being located in an area in the Gansevoort Market Historic District (aka Meatpacking District) that has no adjacent residents nor any residents across the street, the premises does not have operable doors or windows with all of the operations being on the interior only; other concerns were raised that the Principals (two brothers) currently live, and have other licensed premises, in Canada and therefore would be absentee operators, the Applicants saying they will be spending significant time in NYC and will have a full-time manager on staff that they will introduce to the community prior to opening; and

- vi. Whereas**, there were also concerns about traffic congestion caused by for-hire vehicles and the associated horn honking into the later hours as this has been a large problem for residents in surrounding blocks in the past, the Meatpacking District having essentially one northbound route through the blocks between Gansevoort and 14th Street on 9th Avenue and when 9th Avenue backs up it continues to back up down the residential area of Greenwich Street (which runs into 9th Avenue) and impacts all those residents until all hours of the night, the Applicant's premises being located at the western end of 13th Street with for-hire vehicles having to travel on 9th Avenue and turn west on 13th Street, along with the other for-hire vehicles making the same turn to drop off patrons of Catch and Chateau Margaux (a private members club) which are located to the east of the Applicant and are very popular and already causing a back-up on 9th Avenue on busy evenings, the Applicants acknowledging that this would not be good for their patrons to have to sit in backed up traffic to arrive for dinner, and agreeing to direct for-hire vehicles instead to Washington Street, where patrons will not be dropped off in front of the premises, and additionally planning to work with area parking lots with an incentive for parking; 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 On-Premises Restaurant Liquor License, with those stipulations as follows:
1. Will be advertised and operated as a full-service traditional Mexican restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 11 AM to 1 AM Sundays through Wednesdays and 11 AM to 2 AM Thursdays through Saturdays with the last reservation being at 11 PM nightly and no walk-ins after 11 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 background music at conversational levels only, inclusive of any private parties or events. Levels will be set at background levels recommended by acoustical engineer and will be maintained at those levels at all times. There will be no subwoofers. There may be a DJ to curate the music who will plug into the restaurant sound system at the established background levels.
 6. Will have no more than 12 private events 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 ensure that all for-hire vehicles are directed to Washington Street for drop-offs and pick-ups.
10. Local community will be given the opportunity to meet with the on-site manager prior to opening and will be provided a contact phone number for someone who is available to address any issues, should they arise, in real time.
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 and will comply with all NYC Landmark Preservation Commission regulations..
13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
16. Will not have: dancing, live music, promoted events, any event where cover fee is charged, scheduled performances or velvet ropes or metal barricades.
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.

viii. Whereas, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this location, there being **33 active licensed premises** and 8 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 Restaurant liquor license for **SH Resto NYC Corp 418-420 W 13th 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 in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 35 Board Members in favor.

8. Slice West Village LTD dba Slice, The Perfect Food 535 Hudson St 10014 (WBC–Restaurant) (Alteration) (*Renotification – appearance waived*)

- i. Whereas**, this is renotification of an application heard in [May/2025](#) for an Alteration to the existing On-Premises Liquor License (Lic. ID #0240-23-140590) to expand into the adjacent storefront which had been operating without a liquor license for about 15 years, the combined ground floor storefront premises is roughly 1,136 sq. ft.; there are 23 tables and 64 seats, one (1) bar with five (5) seats for a total seated patron occupancy of 69 persons; there are two entryways serving as patron ingress and egress and two (2) bathrooms, the front façade consists of operable windows that open out to the sidewalk; and
- ii. Whereas**, in [May/2025](#) CB2M unanimously recommended approval of the alteration application, the original 30-Day Notice was filed in 02/26/2025 and as there were more than 270 days following the original 30-Day Notice date, the NYSLA requires the Applicant to re-notify the Community Board by sending another 30-Day Notice; and
- iii. Whereas**, prior to this month’s CB2M’s SLA Licensing Committee #2 meeting, the Applicant affirmed there were no changes in principals or method of operation; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for an Alteration to the existing Restaurant Wine License for **Slice West Village LTD dba Slice the Perfect Food 535 Hudson St 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “method of operation” of the NYSLA Liquor License.

Vote: Unanimous, 35 Board Members in favor.

9. AV 7th Ave LLC dba All’Antico Vinaio 89 7th Ave South 10014 (WBC–Tavern) (DONYC-Sidewalk) (*Reconsideration*) (*appearance waived*)

- i. Whereas**, in [June/2025](#), the Director of Operations and the Applicants’ Attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Committee #2 to present an application to the NYS Liquor Authority for a new Tavern Wine license to operate an “artisanal sandwich shop with roots in Italy” in a ground floor storefront within a five-story building (ca. 1910) on 7th Avenue South between Grove and Barrow Streets, this building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. Whereas**, at its [June/2025](#) full board meeting, CB2M unanimously recommended denial of the application for the reasons outlined in its resolution, those reasons including that the Applicant would not agree to not serving alcohol until they had a patron bathroom as required

by the NYSLA for any licensed premises, and that they would not agree to close their outdoor seating at 10 PM nightly; and

iii. Whereas, the Applicant sent notice to CB2M asking for reconsideration of their liquor license as they had installed a patron bathroom within their premises and submitted photographs in support of that and also executed a stipulation agreement with CB2M that they agreed would be attached and incorporated into the “method of operation” of the new Tavern Wine license that included closing of the sidewalk café at 10 PM, and incorporated into the method of operation of the new On-Premises Restaurant Liquor License, with those stipulations as follows:

1. Will be advertised and operated as an artisanal Italian sandwich shop with less than a full kitchen but with the full food menu available during all hours of operation.
2. The hours of operation will be 8AM 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 outdoor area for commercial purposes except for a sidewalk café operating under the Dining Out NYC program consisting of not more than 15 tables and 30 seats. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
5. Sidewalk café will close no later than 10 PM. All tables and chairs will be secured at this hour. There will be no host stands, bus or service stations on the sidewalk or in the roadbed. No exterior music, speakers or TVs.
6. No roadbed seating.
7. Will play recorded background music levels only. No music will be audible in any adjacent residences at any time.
8. Will not have televisions.
9. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
10. Will not have patron occupancy/service to any portion of the basement of licensed premises.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and 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: 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.
- iv. **Whereas**, there already are a number of licensed establishments in the immediate area, there being **116 active licensed premises** and 8 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the Restaurant Wine license for **AV 7th Ave LLC dba All’Antico Vinaio 89 7th Ave South 10014**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant are incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous, 35 Board Members in favor.

10. L’Industrie WV, LLC dba L’Industrie Pizzeria 104 Christopher St 10014 (WBC–Tavern) (Corporate Change) (Lic. ID #0267-24-124450) (*appearance waived*)

- i. **Whereas**, the Applicants and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 in [April/2023](#) to present an application to the NYS Liquor Authority (NYSLA) for a new Tavern Wine liquor license to operate a pizzeria in a ground floor storefront of a Residentially-zoned (R-6), five-story mixed-use tenement style building (c. 1920) on Christopher Street between Bleecker and Bedford Streets, with the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. **Whereas**, CB2M recommended denial of the application for the reasons outlined in the resolution, requesting that the application be calendared to appear before the Full Board of the NYSLA before any issuance of a liquor license, to the knowledge of CB2M, the application not having been calendared before the members of the Authority and, despite the objections of CB2M, the liquor license having been issued in August/2024; and
- iii. **Whereas**, the instant application is Corporate Change application with the majority owner retaining majority ownership of the corporation, the Applicant being provided a stipulation

agreement between CB2M and the Applicant based stipulations provided in the April/2023 resolution from CB2M to the Authority; and

iv. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the new Tavern Wine license, with those stipulations as follows:

1. Will be advertised and operated as a pizzeria with less than a full kitchen and with the full menu items available until closing every night.
2. The hours of operation will be 10 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. No music will be audible in any adjacent residences at any time Will have no more than 12 private events per year.
6. Will not have televisions and the premises will not operate as a sports bar.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will ensure lines are immediately adjacent to the front door/building façade and are in front of the licensed premises only.
9. Will not install or have French doors, operable windows or open facades.
10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
12. Will not have: 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 CB2, Man. recommends **denial** of the Corporate Change application for **L’Industrie WV, LLC dba L’Industrie Pizzeria 104 Christopher 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, 35 Board Members in favor.

11. Xandra Hospitality LLC dba Kabin 300 Spring St 10013 (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID #0370-24-127696) (*appearance waived*)

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add a sidewalk café consisting of 10 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 5 tables and 10 seats on Spring Street between Hudson and Renwick Streets.
 2. Hours of operation for the Dining Out NYC sidewalk café will be from 10 AM to 10 PM Sundays, 8 AM to 10 PM Mondays through Thursdays and 8 AM to 11 PM Fridays and Saturdays, the hours being no later than what had been licensed under the old DCWP program for the licensed premises.
 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 **Xandra Hospitality LLC dba Kabin 300 Spring St 10013** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous, 35 Board Members in favor.

12. Josan & Josan Inc dba Taco Mahal 73 7th Ave S 10014 (WBC–Restaurant) (Corporate Change) (Lic. ID #0240-22-102271) (*appearance waived*)

- i. Whereas**, the Applicant submitted a 30-day notice for a Corporate Change to an existing restaurant wine license for a “family owned restaurant license with fusion tacos” located on the ground floor A commercial 2 story building located on 7th Ave South Ave. between Bleecker St. and Barrow St. for an approximately 200 sq. ft premise with one (1) stand up bar and two (2) food counters , one with 7 stools and the other with 4 stools for a total of 11 interior seats; there is a sidewalk café with no more than 10 tables and 30 seats; there are 2 exits and 2 entrances; there is one bathroom; there is an existing Certificate of Occupancy; they have been licensed since 2016; and
- ii. Whereas**, the Applicant last appeared before CB2M in May/2020 for a corporate change application and entered into a stipulation agreement with CB2M, the principal that signed the May/2020 stipulation agreement is becoming the sole owner of the business, there being no change in method of operation with the majority stakeholder remaining the same, that majority owner having signed the past stipulation agreement with CB2M therefore no new stipulation agreement was needed for the Applicant’s signature
- iii. Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M in May/2020 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 license, with those stipulations as follows:
 1. Premise will be advertised and operated as a family-owned restaurant focused on fusion Tacos.
 2. The hours of operation will be Sundays through Saturdays from 7 AM to 12 AM 7 days a week. All patrons will be cleared and no patrons will remain after stated closing times.
 3. The premises will not operate as a "lounge", tavern or sports bar or allow any portion of the premises to be operated in such a manner.
 4. The premises will not have televisions.

5. The premises will not permit dancing.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes or patron seating (not including a licensed sidewalk cafe).
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
8. The premises will not have DJ's, live music, or promoted events.
9. The premises will close all door and windows at 10PM every night and anytime there is amplified music.
10. There will be no unlimited drink or all you can eat and drink specials.
11. There will be no sale of beer by the pitcher.
12. Sidewalk café will conform to approved plans at all times.
13. All alcohol service in sidewalk café will be by waiter service only.
14. Sidewalk café will be closed at 11:00 PM seven (7) days a week. No Patrons will remain in the sidewalk café after 11:00 PM and all chairs and tables will be stored accordingly.
15. Will make all efforts to join the adopt a trashcan program run by the New York City Department of Sanitation for the trash can at Barrow St. and 7th Ave South.
16. Will actively manage the sidewalk café at all times and keep the area clear of trash.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Corporate Change application for **Josan & Josan Inc dba Taco Mahal 73 7th Ave S 10014** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations that were agreed to by the Applicant in May/2020 above remain incorporated into the “method of operation” of the NYSLA liquor license

Vote: Unanimous, 35 Board Members in favor.

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

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

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

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Ruby’s West Village LLC dba Little Ruby’s Cafe 225 W 4th St 10014** **until** the Applicant has presented their

application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 35 Board Members in favor.

14. WSA Café LLC & WSA-NY Manager LLC dba C+C Coffee + Cocktails 18 9th Ave 10014 (OP–Tavern, Lic ID #0370-23-130812) (Alteration: add outdoor seating within the property line)

Whereas, prior to this month's Community Board 2, Manhattan's SLA #2 Licensing Committee Meeting on February 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 **WSA Café LLC & WSA-NY Manager LLC dba C+C Coffee + Cocktails 18 9th Ave 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 35 Board Members in favor.

15. Hotel Gansevoort Group LLC & WSA-NY Manager LLC dba Gansevoort Hotel, Gansevoort Rooftop 18 9th Avenue, New York, NY 10014 (OP–Hotel, Lic ID #0343-23-116004) (Alteration: add outdoor seating within the property line)

Whereas, prior to this month's Community Board 2, Manhattan's SLA #2 Licensing Committee Meeting on February 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 **Hotel Gansevoort Group LLC & WSA-NY Manager LLC dba Gansevoort Hotel, Gansevoort Rooftop 18 9th Avenue, New York, NY 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, 35 Board Members in favor.

16. 20 Fonty LLC dba Fonty's Bodega 20 Christopher St 10014 (OP-Tavern) (previously unlicensed)

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

Vote: Unanimous, 35 Board Members in favor.

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

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

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Lillipvt LLC 45 Renwick St 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the

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

Vote: Unanimous, 35 Board Members in favor.

18. 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 February 5, 2026, the Applicant’s Attorney requested **to lay over** this application to March/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, 35 Board Members in favor.

19. Olio Restaurants LLC dba Olio e Piu 3 Greenwich Ave. 10014 (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Reconsideration, appeared June/2025)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on February 5, 2026, the Applicant’s Attorney requested **to lay over** this application to March/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 **Olio Restaurants LLC dba Olio e Piu 3 Greenwich Ave. 10014** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application

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

Vote: Unanimous, 35 Board Members in favor.

20. Hotel Gansevoort Group LLC & WSA-NY Manager LLC dba Gansevoort Hotel, Gansevoort Rooftop 18 9th Avenue, New York, NY 10014 (OP–Hotel, Lic ID #0343-23-116004) (Alteration: DONYC-sidewalk)

Whereas, prior to this month’s Community Board 2, Manhattan’s SLA #2 Licensing Committee Meeting on February 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 **Hotel Gansevoort Group LLC & WSA-NY Manager LLC dba Gansevoort Hotel, Gansevoort Rooftop 18 9th Avenue, New York, NY 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, 35 Board Members in favor.

NEW BUSINESS

21. Shin Takumi Inc 44 Greenwich Ave 10011 (WBC–Restaurant) (previously unlicensed)

i. Whereas, the Applicant and Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate a Japanese Omakase restaurant in the first floor of a three (3)-story mixed-use building (ca. 1854) on Greenwich Avenue between Charles and Perry Streets (Block #606/Lot #17), the building falling within NYC LPC’s designated Greenwich Village Historic District; and

ii. Whereas, the first floor premises, which is a few steps up from street level, is roughly 920 sq. ft.; there will be sushi bar with 18 seats and no tables or other seating for a total seated

occupancy of 18 persons, there is one (1) door will serve as patron ingress and egress, one emergency exist in the rear and there is one (1) bathroom; the storefront infill being fixed with no operable doors or windows that open out to the sidewalk; there is no outdoor seating included with this application or currently planned; and

- iii. **Whereas**, the hours of operation will be 11 AM to 11 PM Sundays through Wednesdays and 11 AM to 1 AM Thursdays through Saturdays Sundays through Thursdays from 5 PM to 10:30 PM and Fridays and Saturdays from 5 PM to 11:30 PM; music will be recorded background music only, there will be no TVs, no dancing, DJs, live music, no promoted events, scheduled performances or events where a cover fee is charged; and
- iv. **Whereas, the premises is previously unlicensed and had operated for many years as a framing shop and from 2022 until 2025 as a coffee shop serving coffee, bubble tea and smoothies without a liquor license; and**
- v. **Whereas**, the Applicant reached out to, and has support from, West 10th Street and Greenwich Avenue Neighbors block association and 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 license, with those stipulations as follows:
 - 1. Premises will be advertised and operated as a full-service Japanese Omakase restaurant with the kitchen open and full menu items available until closing every night
 - 2. The hours of operation will be Sundays through Thursdays from 5 PM to 10:30 PM and Fridays and Saturdays from 5 PM to 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. 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 ensure doorway at the rear of the building is an alarmed door to prevent patron and employee access aside from in case of emergency.
 - 9. Will not install or have French doors, operable windows or open facades.
 - 10. Will not make changes to the existing façade except to change signage or awning 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 not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
15. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.

vi. **Whereas**, there already are a number of licensed establishments in the immediate area, there being **67 active licensed premises** and 13 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the Restaurant Wine license for **Shin Takumi Inc 44 Greenwich Ave 10011**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant are incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous, 35 Board Members in favor.

STREET ACTIVITIES

1. ***2.6.26 – Coffee n Clothes x Laneige Event (Sponsor: GSS Security Services, Inc.), Grand St. bet. Thompson St. & 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 skincare company Laneige at 45 Grand Street, between Thompson Street and West Broadway; and

Whereas, the pop-up is expected to be open for one day, on Friday, February 6th from 10 AM to 6 PM, with setup beginning at 9 AM and the street clear by 7 PM; 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 curb 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 **Coffee n Clothes x Laneige Event (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: Unanimous, 35 Board Members in favor.

2. ***2.6.26 – DKNY x lil sweet treat (Sponsor: lil sweet treat), Washington Sq. No. bet. 5th Ave. & Washington Sq. W. [curb lane only-So.]**
3. ***2.7.26 – DKNY x lil sweet treat Mercer St. (Sponsor: lil sweet treat), Mercer St. bet. Broome & Spring St. [curb lane only-W.]**

Whereas, the applicant, representing candy store Lil Sweet Treat in collaboration with fashion brand DKNY, is seeking multiple curb lane closures for branded truck activations, with two of these activations located within CB2 on Friday, February 6th and Saturday, February 7th; and

Whereas, the activation is expected to consist of a branded food-truck style truck placed in the curb lane, giving out free candy to attendees and branded DKNY bags to select random guests; and

Whereas, all attendees will have the opportunity to fill a small bag with Lil Sweet Treat candy, and with every 50th attendee receiving a free branded DKNY bag; and

Whereas, enough candy will be brought for 375 attendees per day; and

Whereas, ropes and stanchions will be used in each location for line management along the curb; and

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

Whereas, the first location will be on Friday, February 6th, at 17 Washington Square North between 5th Ave and Washington Square West from 1 to 7 PM; and

Whereas, the second location will be on Saturday, February 7th, at 95 Mercer Street on the corner of Mercer and Spring streets from 11 AM to 5 PM; and

Whereas, the applicant committed to outreach to nearby business and residents at both locations; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **DKNY x lil sweet treat** and **DKNY x lil sweet treat Mercer St.**, **provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements, **particularly noting that** current snow / ice conditions on sidewalks may make obtaining the required 5-foot pedestrian clearance more difficult than usual.

Vote: Unanimous, 35 Board Members in favor.

4. *2.6.26 – Team By Two (Sponsor: Knight Security), Mercer St. bet. Broome & Grand 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 **Team By Two (Sponsor: Knight Security)**.

Vote: Unanimous, 35 Board Members in favor.

5. *2.10-2.12.26 – Carolina Herrera Fashion Show at 25 Little W. 12th St. (Sponsor: Bureau Betak), Little W. 12th St. bet. 9th & 10th Aves. [curb lane only-No.]

Whereas, the applicant is seeking a partial sidewalk and curb lane closure to support a fashion show for Carolina Herrera, happening indoors at 25 Little W. 12th Street on Thursday, February 12th; and

Whereas, the fashion show is expected to take place for 15 minutes, starting at 10:30 AM, with doors being open one hour before at 9:30 AM; and

Whereas, load-in is expected to take place over the preceding 2 days on February 10th and 11th, and with load-out completed by 6 PM on February 12th; and

Whereas, ropes and stanchions will be used for queue lines for both GA and VIP access, with around 350-400 attendees expected in total; and

Whereas, the curb lane in front of the venue will be used for guest drop-off; and

Whereas, there will also be a fenced off area on the sidewalk for a press pit; and

Whereas, there will be no lighting elements or amplified sound on the sidewalk; and

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

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Carolina Herrera Fashion Show at 25 Little W. 12th St. (Sponsor: Bureau Betak)**, provided that the application conforms with all applicable laws, rules, regulations, and clearance requirements, **particularly noting that** current snow / ice conditions on sidewalks may make obtaining the required 5-foot pedestrian clearance more difficult than usual.

Vote: Passed, 34 Board Members in favor, 1 recusal (D. Raftery).

6. *2.10-2.12.26 – MIU MIU Production Staging and Guest Arrivals (Sponsor: Probject), W. 13th St. bet. 9th Ave. & Washington St. [curb lane only-No.]

Whereas, the applicant is seeking a curb lane closure in support of a queue line for the afterparty film screening for fashion house Miu Miu, which will take place at Chez Margaux at 403 West 13th Street on Thursday, February 12th; and

Whereas, the film screening is expected to be complete between 8:15-8:45 PM, with guests then moving over to the afterparty at Chez Margaux, which is expected to be wrapped up by 11:30 PM; and

Whereas, the application for the curb lane is to facilitate the drop-off of guests, and no queue is expected to form on the sidewalk; and

Whereas, there will be no activation of any kind on the sidewalk; and

Whereas, the applicant agreed to reach out to the meatpacking BID for coordination; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **MIU MIU Production Staging and Guest Arrivals (Sponsor: Probject)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements, **particularly noting that** current snow / ice conditions on sidewalks may make obtaining the required 5-foot pedestrian clearance more difficult than usual.

Vote: Passed, 34 Board Members in favor, 1 recusal (D. Raftery).

7. *2.12-2.16.26 – Polymarket Store (Sponsor: PSP Media Inc.), 7th Ave. So. bet. Charles 7 W. 10th Sts. [partial SW closure-W.]

Whereas, the applicant, representing prediction market company Polymarket, is seeking a partial sidewalk closure for a queue line with rope and stanchions in conjunction with a “free grocery store” pop-up activation at 137 7th Avenue South, between Charles and West 10th Streets; and

Whereas, the activation will take place for 4 days, from February 12th through February 15th, and will be open from 9 AM to 6 PM each day; and

Whereas, in conjunction with the pop-up, the applicant plans on running the queue along the curb, maintaining pedestrian right-of-way far in excess of the required 5 feet; and

Whereas, the event will not include amplified sound, or food and beverage service outside of the store itself; and

Whereas, the applicant stated that they had already been in contact with the NYPD 6th precinct; and

Whereas, the event will not feature celebrities or influencers; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Polymarket Store (Sponsor: PSP Media Inc.)**, **provided that** the applicant conforms with all applicable laws, , rules, regulations, and clearance requirements, **particularly noting that** current snow / ice conditions on sidewalks may make obtaining the required 5-foot pedestrian clearance more difficult than usual.

Vote: Unanimous, 35 Board Members in favor.

8. *2.13-2.14.26 – Kayali at 575 Broadway (Sponsor: New York Food Truck Association), Broadway bet. Prince & W. Houston Sts. [curb lane & partial SW-W.]

Whereas, the applicant, fragrance brand Kayali, is seeking to hold a curb lane and sidewalk activation around 575 Broadway, between Prince and Houston Streets; and

Whereas, the activation is expected to consist of branded airstream parked in the curb lane with queue line on the sidewalk, where attendees and passers-by can receive free coffee, hot chocolates and fragrance samples; and

Whereas, the applicant plans to run the queue line north along the curb and cut the line at Houston street; and

Whereas, the activation will be live on Friday February 13th and Saturday February 14th from 11 AM – 5 PM each day, with load-in at 8 AM each day; and

Whereas, around 400 samples will be given away each day; and

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

Whereas, trash receptables will be on site with BAs for line management; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Kayali at 575 Broadway (Sponsor: New York Food Truck Association)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements, **particularly noting that** current snow / ice conditions on sidewalks may make obtaining the required 5-foot pedestrian clearance more difficult than usual.

Vote: Unanimous, 35 Board Members in favor.

9. *2.13-2.14.26 – Mirror – 21G – NYFW Event (Sponsor: GSS Security Services, Inc.), Greene St. bet. Canal & Grand Sts. [curb lane only-W.] (2/13/26 – curb lane capture only – 2/14/26 – guest queue setup)

Whereas, the applicant is seeking a curb lane closure for an anticipated line to enter a NYFW related activation for Tresemme at 21 Greene Street; and

Whereas, the activation will take place on Saturday, February 14th, with set-up beginning on February 13th to capture the curb lane and break-down complete by 3 PM on the 14th; and

Whereas, the applicant is seeking to close the west curb lane of Greene in front of 21 Greene for a queue line, which would leave the requisite 5-foot pedestrian right-of-way on the sidewalk; and

Whereas, bike rack barricades will be used in the curb lane for protection of guests waiting in the queue line; and

Whereas, there will be no food, beverages, or amplified sound on the sidewalk or in the curb lane outside of the activation; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Mirror – 21G – NYFW Event (Sponsor: GSS Security Services, Inc.)**, **provided that** the applicant conforms with all applicable laws, rules, regulations, and clearance requirements, **particularly noting that** current snow / ice conditions on sidewalks may make obtaining the required 5-foot pedestrian clearance more difficult than usual.

Vote: Unanimous, 35 Board Members in favor.

10. *2.14.26 – Briogeo Consumer Activation (Sponsor: Patrick J Clayton Productions), 1) Wooster St. bet. Canal & Grand Sts. [SW & curb lane closure-E.]; 2) Grand St. bet. W. Broadway & Wooster St. [SW & curb lane closure-So.]

Whereas, the applicant is seeking a partial sidewalk and curb lane closure for an anticipated line to enter a pop-up activation for haircare brand Briogeo at 22 Wooster Street; and

Whereas, while there will be some media activations (with no queue line) on February 13th, the public activation will take place on Saturday, February 14th from 10 AM to 6 PM, and with breakdown complete on Sunday, February 15th by 3PM; and

Whereas, while the applicant had initially planned to run the queue line on the sidewalk, they agreed to move the line into the curb lane with barriers in order to preserve the requisite 5-foot pedestrian clear path; and

Whereas, 2 security guards and 4 brand ambassadors will be on site; and

Whereas, there will be no food, beverages, or amplified sound on the sidewalk or in the curb lane outside of the activation; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval Briogeo Consumer Activation (Sponsor: Patrick J Clayton Productions), provided that** the applicant conforms with all applicable laws, rules, regulations, and clearance requirements (**particularly noting that** current snow / ice conditions on sidewalks may make obtaining the required 5-foot pedestrian clearance more difficult than usual), and **further provided that** the applicant moves the queue line into the curb lane.

Vote: Unanimous, 35 Board Members in favor.

11. *2.15.26 – Bronx and Banco FW26 (Sponsor: Bronx and Banco), W. 14th St. bet. 10th Ave. & Washington St. [SW & curb lane closure-both]

Whereas, the applicant, representing fashion brand Bronx and Banco, is seeking to hold a fashion show in conjunction with New York Fashion Week on 14th Street between 10th Avenue and Washington Street; and

Whereas, while originally entered in the SAPO system as a sidewalk and curb lane closure, the fashion show event would necessitate a full street closure, and the applicant agreed to update the application in the system; and

Whereas, the event will take place on Sunday, February 15th, with set-up beginning at 9 AM, arrivals beginning at 10:30 AM, the show taking place from 11-11:30 AM, and the road clear by 11:30 AM; and

Whereas, the north side of 14th street on this block is an active bus lane, and the applicant stated they had been in contact with MTA and that approval was pending of moving one bus stop from the block; and

Whereas, the fashion show will take place on the street itself, with no step-and-repeat, risers, or other elements; and

Whereas, there will be amplified sound piped in from the entryway of Highline Stages, but with music only being played for around 10 minutes; and

Whereas, the event will not feature food or beverages; and

Whereas, the sidewalk on the north side of the street will be available for public spectators, and pedestrian right-of-way will be maintained; and

Whereas, the applicant has been working closely with the Meatpacking BID ahead of the event; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Bronx and Banco FW26 (Sponsor: Bronx and Banco)**, **provided that** the applicant conforms with all applicable laws, rules, regulations, and clearance requirements, **particularly noting that** current snow / ice conditions on sidewalks may make obtaining the required 5-foot pedestrian clearance more difficult than usual.

Vote: Passed, 34 Board Members in favor, 1 recusal (D. Raftery).

12. *3.6-3.7.26 – First Job Confessional (Sponsor: Marty Barnes Inc.), Gansevoort Plaza: W. 12th/13th/ 9th Ave. [full]

Whereas, the applicant, working with fast food company McDonald’s, is seeking to hold a two-day pop-up activation on the Gansevoort Pedestrian Plaza on Friday, March 6th and Saturday, March 7th; and

Whereas, the activation is expected to be live on Friday the 6th from 2 to 6 PM and on Saturday the 7th from 1 to 5 PM; and

Whereas, the activation will consist of an 8’ x 8’ booth, where attendees will have the opportunity to speak about their first job interview, and in return will receive a \$15 McDonald’s gift card; and

Whereas, the activation will not feature amplified sound; and

Whereas, the activation should not require the use of a generator and should be able to use the electric hookup on the plaza; and

Whereas, any queue line will be snaked on the plaza as is typical for events in this location; and

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

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **First Job Confessional (Sponsor: Marty Barnes Inc.)**, **provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements, **particularly noting that** current snow / ice conditions on sidewalks may make obtaining the required 5-foot pedestrian clearance more difficult than usual.

Vote: Passed, 34 Board Members in favor, 1 recusal (D. Raftery).

FYI / RENEWALS

13. 2.5-11.6.26 – St. Anthony Flea Market (Sponsor: Shrine Church of St. Anthony of Padua), W. Houston St. bet. Macdougall & Thompson Sts. [partial SW closure-E]
14. *2.14.26 – Canada Goose Beverage Cart – SoHo (Sponsor: Canada Goose), Spring St. bet. Greene & Wooster Sts. [partial SW closure-No.]
15. 2.28.26 – Don't Walk By (Sponsor: Amber Arteaga-Salvation Army), W. 14th St. bet. 6th & 7th Aves. [SW & curb lane closure-E.]
16. 3.13-12.27.26 – Old Cathedral Outdoor Market (Sponsor: St. Patrick's Old Cathedral Basilica), Prince St. bet. Mott & Mulberry Sts. [partial SW closure-No.]
17. 3.25.26 – Annual Triangle Shirtwaist Fire Commemoration (Sponsor: Sidney Hillman Foundation/Workers United), 1) Washington Pl. bet. Washington Sq. E. & Mercer St. [full street closure-both]; 2) Greene St. bet. Waverly Pl. & W. 4th St. full street closure-both]
18. 3.28.26 – Astor Place Spring Fair (Sponsor: Stonewall Democratic Club), Astor Pl. bet. Broadway & Lafayette St. [full street closure-both]
19. 4.4.26 – CB#2 Spring Fair (Sponsor: CB2, Man.), Broadway bet. E. 8th & E. 14th Sts. [full street closure-both]
20. 4.12.26 – Astor Place Fair (Sponsor: 6th Precinct Community Council), Astor Pl. bet. Broadway & Lafayette St. [full street closure-both]
21. 4.25.26 – Washington Square Arch Fair (Sponsor: 6th Police Precinct Explorers), Washington Sq. No. bet. 5th Ave. & University Pl. [full street closure-both]

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

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

Vote: Unanimous, 35 Board Members in favor.

STANDING COMMITTEE REPORTS WITHOUT RESOLUTIONS

PARKS AND WATERFRONT

Terese Flores, Regional Manager for the NYC Parks Department, attended the meeting and provided updates, context, and guidance related to 3 important in-process parks operations topics and/or planning priorities within the district:

- 1. Irrigation and watering needs**
- 2. Dogs in Parks / Dog run standards**
- 3. Snow removal volunteer needs (including snow shoveling)**

The first topic was an operational priority raised, listed and discussed by our committee in the annual District Needs Assessment document taking into account current and ongoing staffing realities within the district.

1. Irrigation & Watering Needs

Background: Many smaller parks lack permanent irrigation systems. Funding for irrigation system provisioning - so that plants can be watered - remains unresolved in CB2 parks. It is anticipated that we will experience dry spring/summer conditions similar to prior years. Unfortunately, CB2 district has lost its dedicated gardener, with no immediate replacement expected.

Current Challenges: With limited Parks Department staffing there is increased vulnerability of trees and horticultural areas, which leads to greater need for (and opportunity to address the issue via) community monitoring and supplemental watering.

Key Needs / Opportunities Identified:

- Twice-weekly watering by volunteers is the goal for parks without automated irrigation or on-site watering sources and without volunteers or partnerships in place to bring water to the spaces.
- In addition, community “eyes on the ground” to monitor plant health would be helpful. Issues should be directly communicated to Terese (email/text/call preferred). In addition, use of 311 complaints are beneficial to help prioritize staff deployment.

Discussion Highlights

- **Point Person System:**
Committee members have recently volunteered to check in on specific parks. As part of the role, they may be able to try to:
 - Monitor plant conditions.
 - Identify volunteer watering support.
 - Track issues/needs/volunteers/schedules in shared spreadsheets.
- **Outreach Strategies to get volunteers:**
 - CB2 weekly e-blast announcements.
 - Website messaging (“See something? Say something.”).
 - Park signage requesting watering volunteers.
 - Engagement with regular park users and nearby residents.

- Outreach to local landlords and business groups.
- Washington Square Park (WSP): Has an administrator and structured volunteer network, so has the potential to assist nearby smaller parks (e.g., Minetta Playground, Golden Swan, etc.). Will Morrison (WSP administrator) has previously supported surrounding parks.
- Seravalli Park (west side / Meatpacking area) is one such space that has previously been flagged as frequently losing plants in the summer (on the western edge) for lack of irrigation. One idea: a potential collaboration with Meatpacking BID or adjacent partners for watering support.
- Data Tracking: to this end, a proposal was made to expand our committee's Park Responsibility Spreadsheet to include columns for Irrigation status, On-site water access, Volunteer availability, Risk level during dry periods

Summary: Given staffing shortages and irrigation gaps, the committee will emphasize proactive volunteer coordination, improved communication, and systematic monitoring.

2. Dogs in Parks / Dog Run Standards

There are ongoing requests at our meetings for discussions regarding a change of rules for allowable dog activity (off-leash times in WSP) and new potential dog run locations. There are concerns about balancing dog use with other park functions and maintenance capacity and safety risks.

Ms. Flores shared two current Parks Department Guidance documents

- The Standard Operating Procedure (SOP) governs dog run design and placement. <https://www.nycgovparks.org/facilities/dogareas>
- The Rules of the City of New York document <https://codelibrary.amlegal.com/codes/newyorkcity/latest/NYCrules/0-0-0-87750> - specifically , section 01-04 (i) which says “Except as specified in 56 RCNY § 1-05(s)(3) or in paragraph two of this subdivision, no person owning, possessing or controlling any animal shall cause or allow such animal to be unleashed or unrestrained in any park unless permitted by the Commissioner or authorized by law. No person owning, possessing or controlling any animal shall cause or allow such animal to be out of control in any park under any circumstances. Animals that are out of control may be seized and impounded. Violation of this paragraph constitutes a misdemeanor.

Some attendees conveyed that PEP or police officers have recently been issuing tickets with associated fines to owners that have been allowing their dogs to be off-leash.

Ms. Flores noted that that considerations for dog run sites (and other dog-related rules) include minimum size and spatial requirements; safety and visibility; compatibility with surrounding

park uses; impact on horticulture and passive recreation; and maintenance feasibility given staffing levels.

I pledged that we would set up a meeting in the future on this request to consider allowing off-leash dogs at limited times in Washington Square Park, giving us time to publicize it, with WSP administrator Will Morrison participating.

Ms. Flores noted that such proposals must align with Parks Department standards and any additional maintenance implications would require careful consideration given current staffing shortages.

3. More Volunteer Needs, Including Snow Shoveling

The recent storm(s) and continuing cold weather has resulted in immediate requests for snow shoveling volunteers in some places, e.g., near LaGuardia Corner Garden and other Green Thumbs paces. Ms. Flores and our committee will consider leveraging existing support groups, Business Improvement Districts offices, and local residents and regular park users who might want to volunteer. We are not looking to remove the responsibilities of landlords and store owners, but there are some locations that do not have clear “owners” of the responsibility of eliminating snow. This might have been a freak, once in a decade, storm but if there are other snow events it would be great if volunteers could help the Parks Department.

Again, this request is broader than this current crisis from the snowstorm. City budget shortfalls and City prioritization decisions and Dept of Parks and Recreation staffing constraints are such that finding and encouraging volunteers to support our parks and open spaces has become even more important.

TRAFFIC AND TRANSPORTATION

CB2 T&T discussed how to fix W. 3rd Street between LaGuardia Place and Mercer Streets and the addition of crosswalks Bleecker Streets between LaGuardia Place and Mercer Streets. We also discussed NYC DOT Safety Improvements on Morton Street between 7th Avenue South and Bleecker St. where a [wrong-way driver killed a pedestrian](#) in November 2025.

Background on Superblock Street Re-Design

In 2017, CB2 received a petition with approximately 600 signatures (at least 95% of them local) requesting traffic calming designs on both W. 3rd and Bleecker Streets between LaGuardia Place and Mercer St., 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 adjustments. In July 2022, [CB2 passed a resolution supporting these changes \(page 50\)](#) but to date, the city has made no changes.

In January, CB2 scheduled another West 3rd Street walkthrough with NYC DOT, NYU and the 6th Precinct, but due to the snowstorm, we met virtually.

Current Street Design Not Working for Pedestrians, Cyclists, Cars and Trucks

During the virtual walk-through and at CB2's T&T meeting, there was near unanimous consensus that the current layout of W. 3rd Street is not working for pedestrians, cyclists, e-bikes, cars and delivery trucks.

The biggest safety improvements have come from the addition of the signal and crosswalk at W. 3rd and Wooster Streets and the mid-block speed bump.

However, the new design has 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.).

All agreed that W. 3rd Street does not need an extended sidewalk on the southern side of the street given the preponderance of high-quality green space on both superblocks. Furthermore, the space is primarily used for parking, creating a bike lane surrounded by parked cars and often blocked for deliveries and access to illegal parking on the extended sidewalk.

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.

IDENTIFIED NEEDS

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 Citibike 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 parking to permit NYU access to its north side loading dock.

Other Safety Improvements

8. Add a second speed bump 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 Bleecker St. before the entrances to 3 and 4 WSV.
10. Add crosswalks on Bleecker Street at 3 WSV (at Wooster St.) and 4 WSV (at Greene St.)

New Information

Late last week, CB2 learned that any redesign of the streets would need to wait until a repaving of W. 3rd and Bleecker Sts. several years down the road. As a result, CB2 will re-address these redesign needs at our February 25, 2027, meeting.

CB2 also discussed potential additional safety improvements to prevent left turns from Morton Street to Seventh Avenue South. These will be part of CB2's Seventh Avenue South discussion on February 25, 2026.

Respectfully submitted,

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