

Valerie De La Rosa, Chair
Eugene Yoo, 1st Vice Chair
Donna Raftery, 2nd Vice Chair



Antony Wong, Treasurer
Emma Smith, Secretary
Drishaan Jain, Secretary
Mark Diller, District Manager

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

FULL BOARD MEETING AGENDA

DATE: Thursday, April 23, 2026

TIME: 6:30 PM

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

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

II. ADOPTION OF AGENDA

III. REPORTS TO THE PUBLIC

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

BUSINESS SESSION

IV. APPROVAL OF THE MARCH FULL BOARD MINUTES

V. RESOLUTIONS FROM STANDING COMMITTEES

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

VII. REPORTS WITHOUT RESOLUTIONS

- [N/A]

VIII. NEW BUSINESS

ADJOURNMENT

[◀ March](#)

April 2026

[May ▶](#)

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

◀ April

May 2026

June ▶

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

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

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

◀ July

August 2026

September ▶

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

◀ August

September 2026

October ▶

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

[◀ September](#)

October 2026

[November ▶](#)

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

[◀ October](#)

November 2026

[December ▶](#)

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

[◀ November](#)

December 2026

[January ▶](#)

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

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



Antony Wong, *Treasurer*
 Emma Smith, *Secretary*
 Drishaan Jain, *Assistant Secretary*
 Mark Diller, *District Manager*

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

COMMUNITY BOARD NO. 2, MANHATTAN

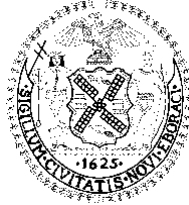
3 WASHINGTON SQUARE VILLAGE
 NEW YORK, NY 10012-1899
 www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org
 Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

	Fiscal Yr Projection		Current	
Accounts				
Street Fair Funds - Beginning July 1, 2025	\$	78,319.00	\$	78,319.00
Revenues				
City Funds	\$	290,092.00	\$	290,092.00
Discretionary Funds - CM Marte	\$	5,000.00	\$	5,000.00
Street Fair Funds - FY26	\$	9,000.00	\$	-
	\$	382,411.00	\$	373,411.00
Expenses				
<i>Personnel Services (PS)</i>				
Staff	\$	(238,920.00)	\$	(169,226.55)
<i>Other Than Personnel Services (OTPS)</i>				
Equipment & Software / Copy Machine	\$	(5,000.00)	\$	(6,908.71)
Misc/Printing/Transportation	\$	(1,000.00)	\$	(730.78)
Postage	\$	-	\$	-
Professional Services	\$	(40,000.00)	\$	(36,517.38)
Space Rental	\$	-	\$	(186.35)
Supplies	\$	(2,500.00)	\$	(1,957.12)
Tech Subscriptions/Services	\$	(10,000.00)	\$	(3,307.39)
	\$	(297,420.00)	\$	(218,834.28)
Balance	\$	84,991.00	\$	154,576.72

Revised: April 21, 2026

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Drishaan Jain, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

LANDMARKS & PUBLIC AESTHETICS COMMITTEE

The Community Board 2, Manhattan Landmarks and Public Aesthetics Committee held its monthly meeting on April 16, 2026, by hybrid video conferencing from the CB2 conference room.

Committee Members Present: Chenault Spence (Chair) (remote), Susan Gammie, (Vice-Chair), Anita Brandt, Brian Pape, Arturo Fernandez, Sean Sweeney, Sean Ryan

Board Members Absent with Notice: Bo Riccobono, Eugene Yoo

Public Members Absent without Notice: None

Public Members Present: None

Public Members Absent with notice: Albert Bennett

Board Members: Donna Raftery

1. ***702 Greenwich St. (Greenwich Village Historic District Extension) – Application is to replace the door and storefront and install an awning.**

Whereas:

A. The building was built as a garage and proposed new infill is a full size window with 1' X 16" multi-lites and an inset door recalling the configuration of garage doors in the district; and

B. The fixed 3' X 18" awning is black with a modest logo and extends about 18" to the edge of the building, now

Therefore be it resolved that CB2, Man. recommends **approval** of this infill with historic reference.

Vote: Unanimous

2. ***248 W. 12th St. (Greenwich Village Historic District) – Application is to replace the metal capped lintels and sills at the front façade.**

Whereas:

A. The existing metal capped lintels and sills are a non-historic intervention, and the proposal is to restore the elements to the original masonry; and

B. Photographs were shown of approved similar restoration in the neighborhood, now

Therefore be it resolved that CB2, Man. recommends **approval** of the restoration of facade elements to the original design and material

Vote: Unanimous

3. *639 Hudson St. (Greenwich Village Historic District) – Application is to replace all existing windows, re clad the penthouse, straighten a wall on the roof, relocate 3 chimneys and renovate the roof deck.

Whereas:

A. The existing penthouse is of random, non-design; and

B. The proposal is to modify the penthouse with new window openings and re clad the walls in standing seam metal and the footprint of the structure is to be retained; and

C. The color pallet is beige, grey, and black; and

D. The chimneys are located farther from the edge of the roof and this has no material impact on the roof-scape; and

E. A more important cap or cornice is needed to provide a terminal element at the top of the parapet and the applicant agreed to work with Commission staff to resolve the design; now

Therefore be it resolved that CB2, Man. recommends **approval** of the penthouse alterations, moving of the chimneys, and agreed parapet modifications

Vote: Unanimous

4. *675 Hudson St.[Presentation Part 1; Presentation Part 2] (Gansevoort Historic District) – Application is to remove billboard and construct a rooftop addition, modify ground-floor openings and construct an exterior vestibule, install new multi-lite windows and louvers, carry out interior reframing and excavation, and masonry restoration.

Whereas:

A. The building is a prominent and well-known anchor and identifier of the historic character of the district, remains remarkably intact, and is highly visible for a good distance into adjacent Landmark Districts from the north and south; and

B. Even as its use has evolved from manufacturing and commercial use to a variety of business, casual loft dwelling, and club uses with eating establishments on the ground floor, the building has retained its historic character; and

- C. The proposal is to demolish the entire interior of the building and make considerable excavations to provide for areaways and a sub-cellar extending into vaults below the east and west sidewalks and the interior is to be reconfigured with fewer floors with increased ceiling heights and there is considerable concern for the surety that the facade walls will remain intact through this intricate process especially with excavation below them and beyond the building line; and
- D. The simple facade, which retains an attractive patina and vestiges of painted signs, though commendable for its restoration of architectural details, appears to be restored in an overly “sanitized” manner that gives the appearance of a reproduction rather than a restoration; and
- E. The welcome inclusion of replacement of brownstone elements, new simulated double hung multi-pane windows with casement operated lower sash, and a reproduction of the missing cornices modeled on extant cornices all enhance the historic appearance the building.; and
- F. The ground floor west side is to be restored modeled on an 1850 photograph and the homogenization of the entire facade denies the historic appearance, the west side has full length windows of the same width, double hung windows, and doorways and the south side has similar treatment and service doors, the homogenization of the entire facade denies the historic appearance; and
- G. The entrance vestibule on the east side has no historic reference or precedent in the district, intrudes onto the sidewalk, and serves a purpose that would customarily be served within the building; and
- H. The proposal extends the existing areaway along the entire south and west sides, intrudes into the sidewalk, and has fences throughout that are unsuitable to the building when used to excess and the whole gives an impression of exclusion and far exceeds the practical use of access provided by the present areaways; and
- I. The proposed intrusion into the sidewalk from the areaways, fences and entrance vestibule is at odds with a neighborhood that is particularly devoted to, and has made great advances in, making open space accessible to the general public and this considerable intrusion into the sidewalk appears only to increase the private space at the public expense; and
- J. The faceted rounded steel and glass rooftop addition with glass railing fills nearly the entire rooftop, is completely visible from a great distance to the north and south and destroys the integrity of this important building; and
- K. The glass structure, together with the glass railing, that has no historic connection seriously compromises the design integrity of the building, is inconsistent with the industrial design of other rooftop additions in the district, disturbs the building’s historic profile, and will cause unacceptable glare and reflection by day and a distracting and polluting presence by night; and
- L. The introduction of a new level on the rooftop necessitates an overly large bulkhead higher than the structure itself and nearly twice the height of the approved bulkhead in the prior approved application; and

M. Adaptive Reuse is modifying a building, usually primarily its interior, for a new purpose. In this proposal, the appropriation of a considerable amount of sidewalk space for the introduction of non-historic modification and restoration at the ground level and excessive cleaning of the facade violates the historic character of the building and harms the public interest. When taken together with the glass rooftop enclosure which will surely cause unacceptable reflection during the day and light pollution in the evening, the character of the building is changed from an intact “gritty” market building, historically for trade and more recently for dining at the ground floor and multiple uses on the upper floors, to a more sophisticated urban mansion style unsuited to the building itself and to the district, unacceptably reading as an out of context island cut off from the neighborhood; now

Therefor be it resolved that CB2, Man. recommends:

A. **Denial** of the removal of the entire interior including supporting structure and excavation below the walls and into the sidewalk as too dangerous to be considered; and

B. **Approval** of the facade restoration provided that the patina and vestiges of painted signs remain, that there be more variety in the ground floor reflecting the original and later historic conditions and that it is restored to its historic feeling rather than being sanitized; and

C. **Denial** of areaways other than those extant and any non-historic fencing; and

D. In view of the unique situation for this building as being remarkably preserved and its prominence in the district and its visibility from adjacent historic districts that the proposed highly visible rooftop addition be **denied**.

Vote: Unanimous

Chenault Spence

Respectfully Submitted
Chenault Spence, Chair

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

Antony Wong, Treasurer
Emma Smith, Secretary
Drishaan Jain, Assistant Secretary
Mark Diller, District Manager



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

PARKS & WATERFRONT COMMITTEE MEETING

April 8, 2026

The Parks & Waterfront Committee of Community Board 2, Manhattan, held its monthly meeting on Wednesday, April 8, 2026, in person in the CB2, Manhattan office 3 Washington Square Village, Conference Room and via Zoom.

The meeting covered two topics:

1. Presentation about an upcoming temporary public art installation at NYC AIDS Memorial.
2. New business – upcoming committee meeting planning.

Board Members Present / Remote: Rich Caccappolo (Chair); Susanna Aaron (Vice Chair); William Benesh; Nina Chen; Chris Dignes; Benjamin Listman; Shirley Secunda; Frederica Sigel

Board Members Remote: Edward Siegel

Board Members Absent with Notice:

Board Members Absent without Notice:

Public Members Present: Coral Dawson; Sharon Woolums

Public Members Absent with Notice: Elizabeth Gilmore

In total, 25 total people attended the meeting including CB2 Board Members Valerie De La Rosa (CB2 Board Chair) and Carter Booth.

There was one resolution resulting from this meeting.

1. Presentation about an upcoming temporary public art installation at NYC AIDS Memorial:

Dave Harper, Executive Director of the New York City AIDS Memorial - which is approaching its 10th anniversary (opened December 2016), with ongoing programming including performances and annual art installations - presented plans for a new temporary public art installation in AIDS Memorial Park at St. Vincent's Triangle.

The new installation titled "Eternal Flame for Scott Burton" will be created by artist Oscar Tuazon in collaboration with the legacy of Scott Burton. It reuses salvaged elements from Burton's final public artwork in Sheepshead Bay, which was damaged and decommissioned after Hurricane Sandy. The

design features a terrazzo circular seating structure (“ottoman”) and a central 31-foot flagpole with a low-light LED “eternal flame” in a footprint of approximately 15 ft square.

The purpose of it is to create a space for reflection, gathering, and honoring Burton’s legacy and the AIDS crisis.

Timeline is for installation in mid-May 2026, public opening targeting May 30, 2026 (before Pride Month) and remaining for a duration of 1 year (through spring 2027).

Location: Installed in the central lawn area of the park, same location as the 2023–24 sculpture *Craig’s Closet*.

Signage plan: Large readable signage on the memorial, two in-ground signs near the sculpture and QR codes linking to detailed online content (artist history, context, etc.) including possible inclusion of images of the original Burton work. There is a plan to make audio content about the artwork available via Bloomberg Connects app, not on-site speakers.

Community Questions & Concerns: a question was posed regarding safety and usage - seating is minimal (equivalent to 1–2 benches) which are not expected to increase negative after-hours activity. Another question focused on lighting and the impact on the community and birds. Answer given was that lighting will be low-intensity LED that will be dimmer than existing park lights which will remain on at night for visibility/safety but will have minimal expected impact on neighbors or wildlife (birds). Also, there was a question about climbing concerns. The design did not specifically address this risk, but structure engineered for safety more generally.

The project is being developed in full coordination with NYC Parks and follows all public art protocols. There is strong institutional support (e.g., Department of Cultural Affairs, NY State Council on the Arts, Ford Foundation) for it.

Additional Community Board feedback and suggestions included a request that the AIDS Memorial organization increase transparency of its funding and operations by publishing financials and by laws of the charity on its website, as other conservancies do; expanded outreach via neighboring block associations and our Community Board mailing lists; the desire for more on-site storytelling about AIDS history and the memorial’s significance. Also, Mr. Harper shared the memorial’s plans for expanded programming for its 10th anniversary, including events like World AIDS Day (Dec 1).

2. New Business – Planning Upcoming Committee Meetings

Our committee discussed 3 significant topics that will be presented at upcoming committee meetings:

- Washington Square Park: Our committee has been asked by the NYC Department of Parks & Recreation (DPR) and the local precinct to revisit the possibility of installing gates at the entrances to Washington Square Park. Current temporary barricades are ineffective and unattractive and prevent NYPD and PEP from effectively enforcing park rules prohibiting after-hours use. The topic touches on issues of safety, accessibility, park usage, and aesthetics. A public discussion and

data gathering (e.g., incidents, costs, design options) will be held to discuss the idea ahead of a resolution being created by our committee.

- Proposed new public recreation center within the proposed new affordable housing building at 388 Hudson Street (at Clarkson Street), next to City-As-School public high school and across from James J Walker ballfield, in the northern half of the former water tunnel site. The committee looks forward to providing community input on the design for a new Recreation Center sited at the base of this new building, including the planned programming and anticipated price of membership, which is pledged to be affordable. DPR will present to this committee at its earliest availability (design of the building was presented to the CB2 Land Use committee at their March meeting and that committee wrote a resolution in support of it). The goal of the discussions will be to inform a formal community board position on the proposed Recreation Center design.
- Plan for Tony Dapolito Recreation Center: our committee determined that it cannot write a resolution regarding the future uses of Tony Dapolito Recreation Center until it has heard a definitive presentation by DPR about their proposed plans for the building. While CB2 has issued a position, through other committees, opposing the demolition of the building, Parks and Waterfront Committee will review a plan and proposal once such a plan has been produced and presented.

Respectfully submitted,

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

Resolution in Support of Temporary Public Art Installation at the New York City AIDS Memorial Park

WHEREAS:

1. The New York City AIDS Memorial, a 501(c)(3) nonprofit organization, oversees the maintenance and programming of the AIDS Memorial Park at St. Vincent's Triangle; and
2. The Memorial has, since its opening in December 2016, provided cultural programming including performances, events, and temporary art installations in collaboration with the New York City Department of Parks & Recreation; and
3. The Memorial proposes the installation of a temporary public artwork titled "*Eternal Flame for Scott Burton*," created by artist Oscar Tuazon in collaboration with the legacy of the late artist Scott Burton; and
4. The proposed installation reimagines salvaged elements from Scott Burton's final public artwork, previously located in Sheepshead Bay and decommissioned following damage from Hurricane Sandy; and
5. The installation will consist of a terrazzo seating structure with a central flagpole element featuring a low-intensity LED "eternal flame," designed to provide space for reflection, gathering, and public engagement; and
6. The installation will be placed in the central lawn area of the AIDS Memorial Park, in a location previously used for other temporary sculpture exhibitions; and
7. The installation is scheduled to be installed in mid-May 2026, with a public unveiling anticipated on or about May 30, 2026, and to remain on view for approximately one year in accordance with the NYC Parks Art in the Parks program; and
8. The project is being developed in coordination with the NYC Department of Parks & Recreation and will comply with all required engineering, safety, and public art review protocols; and
9. Interpretive signage, including on-site information and QR codes linking to additional historical and artistic context, will be provided to enhance public understanding of the work; and
10. The Committee has considered issues of safety, lighting, maintenance, and community impact, and the applicant has addressed these concerns satisfactorily;

THEREFORE BE IT RESOLVED, that Community Board 2, Manhattan, Supports the proposed installation of "*Eternal Flame for Scott Burton*" at the New York City AIDS Memorial Park as long as the project receives final authorization and permitting by the NYC Department of Parks & Recreation.

Vote: Unanimous



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

STREET ACTIVITIES AND RESILIENCY COMMITTEE

April 2026

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

Committee Members Present in Person: William Benesh (Chair), Ryder Kessler, Amy Brenna, Rocio Sanz

Committee Member Present Remotely (Excused): Ed Ma

Committee Member Present Remotely: Eddie Siegel

Committee Members Absent With Notice: Erika Olson, Drishaan Jain

Street Activity Applications

1. ***4/13-4/14/26 – NYX Launch (Sponsor: NYX Cosmetics) – Gansevoort Plaza [Plaza event]**

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 **NYX Launch (Sponsor: NYX Cosmetics)**.

Vote: Adopted unanimously.

2. ***4/16-4/18/26 – 4EON Sampling Truck (Sponsor: New York Food Truck Association) – 273 Lafayette Street (bet. Prince and Jersey Streets) [East curb lane and East SW queue line event]**
3. ***4/19-4/20/26 – 4EON Sampling Truck (Sponsor: New York Food Truck Association) – 1 Washington Place (bet. Mercer Street and Broadway) [No. curb lane and no. SW for line queue]**

Whereas, the applicant, representing fashion and beauty brand Dolce & Gabbana, is seeking to hold two separate sidewalk and curb lane “glass truck” activations in order to promote the release of a new lipstick and beauty line; and

Whereas, in each instance, the activation will consist of a branded “glass truck” parked in the curb lane, alongside a second production truck, with the queue line adjacent to the glass truck on the sidewalk, and with ropes and stanchions to be used for line management; and

Whereas, attendees to the event will have the opportunity to interact with the brand inside the truck will free cotton candy and tote bag giveaways; and

Whereas, the first activation will be in the east curb lane / sidewalk of Lafayette, between Prince and Jersey streets, from April 16 – 18; and

Whereas, the second activation will be in the north curb lane / sidewalk of Washington Place between Mercer street and Broadway, on April 19 and 20; and

Whereas, at each location, the activation will be live from 11 AM to 5 PM each day, with load in starting at 6 AM and load out immediately after 5 PM; and

Whereas, around 500 attendees are expected to attend per day, with the applicant agreeing to cut the line and ask people to return should it reach the end of the block in both locations; and

Whereas, the activation will not include amplified sound or an external generator; and

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

Whereas, dedicated staff members including 8 brand ambassadors and 2-3 security guards will be on site to assist with line management and sanitation; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **4EON Sampling Truck (Sponsor: New York Food Truck Association) – 273 Lafayette Street** and **4EON Sampling Truck (Sponsor: New York Food Truck Association) – 1 Washington Place**, **provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted unanimously.

4. *4.30.26 – Great Jones Event (Sponsor: Marty Barnes Inc.), Great Jones St. bet. Bowery & Lafayette St. [curb lane only-So.]

Whereas, the applicant is requesting a curb lane closure for production parking to support load in and load out for a private event happening at 55 Great Jones street;

Whereas, this event will entail no outdoor element, activation, or queue line in the curb lane or on the sidewalk; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Great Jones Event (Sponsor: Marty Barnes Inc.)**, **provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted unanimously.

5. *5.4.26 – Labor is Art- A Ball Without Billionaires-SEIU Fashion Show – Gansevoort Plaza (Sponsor: Service Employees International Union – SEIU) Gansevoort Plaza W. 12th/W.13th Sts./9 Ave.

Whereas, the applicant, representing labor union SEIU, is seeking to hold a fashion show activation on and adjacent to the Gansevoort Pedestrian Plaza on Monday, May 4; and

Whereas, the activation is expected to take place both on the Gansevoort Plaza itself as well as on the adjacent Gansevoort Street, which will be closed between 9th Ave / Greenwich Street and Hudson Street during the event; and

Whereas, the activation will consist of a fashion show taking place on Gansevoort street, which is meant to coincide with the Met Gala and serve as an event to advocate for and support essential workers; and

Whereas, the event will take place between 10 AM and 12 PM on Monday, May 4th, with the actual fashion show portion lasting 30 minutes, and with load-out taking place on Sunday, May 3rd and load-out complete by 8 PM on the 4th; and

Whereas, Gansevoort street itself will serve as the walkway for show participants, while also serving as the requisite 15-foot emergency lane, with both sides of Gansevoort street used for folding chair seating and the edge of the plaza used for bleacher seating; and

Whereas, a 5- foot pedestrian walkway will be left for pedestrians to transit across the plaza, as well as on the south sidewalk of Gansevoort street; and

Whereas, additionally, there will be production support tent on the north curb lane of Gansevoort street, as well as and a step-and-repeat with red carpet on the plaza itself; and

Whereas, the event will feature amplified sound with a “show caller” during the 30 minute show itself; and

Whereas, the event will be open to be viewed by the public from the plaza, and the applicant agreed to consider opening up a section of the bleacher seating to the general public as well; and

Whereas, security and NYPD are expected to be onsite during the event; and

Whereas, the applicant has a sanitation plan in place to remove trash following the event; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval of Labor is Art- A Ball Without Billionaires-SEIU Fashion Show – Gansevoort Plaza (Sponsor: Service Employees International Union – SEIU)**, provided that the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted unanimously with 1 recusal (E. Siegel – SEIU may be a client of his firm).

6. *5/5-5/11/26 – Luxury Brand New Product Launch – Prada Blush (Sponsor: IDEKO Productions LLC) – Gansevoort Plaza (Gansevoort Street at 9th Avenue) [Plaza event]

Whereas, the applicant, representing fashion and beauty brand Prada, is seeking to hold a two day pop-up activation on the Gansevoort Pedestrian Plaza on Saturday, May 9 and Sunday, May 10; and

Whereas, the activation is expected to consist of a branded stand placed in the middle of the plaza with umbrellas and chairs, with attendees having the opportunity to receive giveaways of blush and makeup remover pads; and

Whereas, the activation is expected to be live both days from 11 AM to 6 PM; and

Whereas, the applicant is expecting over 1,000 attendees in total, and will be using an online reservation system in an attempt to cut down on lines; and

Whereas, the event is expected to feature low-volume amplified sound (no DJs) as well as a small generator on site to power the activation; and

Whereas, the event will feature free ice cream giveaways to attendees; and

Whereas, the applicant has put a sanitation plan in place with hourly sweeps to pick up trash; and

Whereas, 4 security guard will be onsite, including some staying overnight on the night of the 9th; and

Whereas, the applicant plans to run the queue line zig-zagged on the plaza itself, but has also applied for additional partial sidewalk closures to run a longer line around the corner along Hudson Street, which could potentially further disrupt pedestrian flow and sets an unwelcome precedent for longer event queue lines; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval Luxury Brand New Product Launch – Prada Blush (Sponsor: IDEKO Productions LLC)**, provided that the applications conform with all applicable laws, rules, regulations, and clearance requirements and

further provided that the applicant agrees to cut the queue line on the plaza and not wrap it around the corner onto adjacent blocks.

Vote: Adopted unanimously.

7. *5/9/26 – Annual Krewe Big Easy Street Event (Sponsor: Krewe Foundation) – Gansevoort Street (bet. 9th Avenue and Washington Street) [Full street closure]

Whereas, the eyewear brand Krewe which has a storefront on Gansevoort Street, is seeking to hold its annual New Orleans-themed street activation on Gansevoort Street between 9th Ave and Washinton Street; and

Whereas, as in previous years, the activation will consist of food, giveaways, live music, and games on the street, as well as a ticketed crawfish boil event; and

Whereas, as in previous years, the ticketed crawfish boil portion of the event will take place in a fenced-off area, with alcohol service under a temporary SLA permit; and

Whereas, Krewe will provide security to manage access to the ticketed event and to check IDs; and

Whereas, Krewe is partnering with nonprofit City Harvest for the activation; and

Whereas, CB2 previously had an issue with Krewe placing illegal chalk advertisements on the sidewalk, which as of the time of this application, had been fully removed; and

Whereas, the applicant agree that they would not use sidewalk chalking to advertise this event or any for any other event in the future; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval of Annual Krewe Big Easy Street Event (Sponsor: Krewe Foundation) – Gansevoort Street (bet. 9th Avenue and Washington Street), provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted unanimously.

8. *5/15/26 – The House Tour (Sponsor: SERHANT) – West Broadway (bet. Broome and Spring Streets – performance in front of 372 West Broadway) [Street event – pop-up show]

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

Whereas, the application proposes a full street closure on West Broadway featuring a well-known band during a Friday rush hour, which has the potential to cause significant traffic disruption and a public safety risk; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **The House Tour** (Sponsor: SERHANT).

- 9. *5/30/26 – Balthazar Wedding Event (Sponsor: Marty Barnes Inc.) – Spring Street (bet. Broadway and Crosby Street) [Production event – south curb lane for production vehicles and guest drop-off]**

Whereas, the applicant is requesting a curb lane closure for production parking to support load in / load out and guest drop-off for a wedding at Balthazar restaurant at 80 Spring street;

Whereas, this event will entail no other outdoor element, activation, or queue line in the curb lane or on the sidewalk; and

Whereas, there is currently a dining shed in the curb lane at Balthazar which may require guest drop off to occur further down the block; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Balthazar Wedding Event (Sponsor: Marty Barnes Inc.)**, **provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted unanimously.

FYI / RENEWALS

- 10. 4.23.26 – NYC Votes – Spring Kickoff Day of Action (Sponsor: NYC Votes), W. 4th St. bet. Christopher & Grove Sts. [Sw & curb lane closure-No.]**
- 11. 4.25.26 – Sant Jordi Books and Roses Community Event (Sponsor West Village BID), 1) Christopher St. bet. Greenwich Ave. & 7th Ave. So.; 2) Waverly Pl. bet. Christopher & W. 10th Sts. [full street closure-full]**
- 12. 4.30.-11.26.26 – South Village Farmers Market (Sponsor: David Gruber), Ave. of Americas bet. Carmine & W. 3rd Sts. [partial SW closure-W.]**
- 13. 5.3.26 – 2026 Lucille Lortel Awards (Sponsor: Lucille Lortel Theatre Foundation), LaGuardia Pl. bet. Washington Sq. So. & W. 3rd St. [partial SW closure-W.]**
- 14. 5.16.26 – Bleecker Street Spring Fest (Sponsor: West Village BID), Bleecker St. bet. Bank & W. 10th St. [full street closure]**
- 15. 5.30.26 – OCM Street Fair (Sponsor: Oversea Chinese Mission), Hester St. bet. Elizabeth & Mott Sts. [full street closure]**
- 16. 5.31.26 – Astor Place Fair (Sponsor: Ninth Precinct Community Council), Astor Pl. bet. Broadway & Lafayette St. [full street closure]**

17. 5.31.26 – LREI Street Fair (Sponsor: LREI), Charlton St. bet. 6th Ave. & Varick St. [full street closure]
18. 6.1.26 – DIVE: HEREs 32nd Gala (Sponsor: HERE Arts Center) – Dominick Street (bet. 6th Avenue and Varick Street) [Partial (No.) SW closure for guest queue and additional seating plus tented tables and chairs] (Renewal, not new)
19. 6.1.26 – Movies on the Cobbles No. 10 (Sponsor: Meatpacking District Management Association), Gansevoort Plaza – W.12th/W.13th Sts./9 Ave. {full}
20. 6.7.26 – 2026 Cornelia Street Block Party (Sponsor: Will McKelvey), Cornelia St. bet. Bleecker & W. 4th Sts. [full street closure]
21. 6.13.26 – Bleecker Street Fair (Sponsor: Bleecker Area Merchants and Residents Association), Bleecker St. bet. Broadway & 6th Ave. [full street closure]
22. 6.13.26 – Festival of Saint Anthony (Sponsor: St. Anthony Roman Catholic Church), Sullivan St. bet. Prince & W. Houston Sts. [full street closure]
23. 6.14.26 – Astor Place Fair (Sponsor: Village Visiting Neighbors), Astor Pl. bet. Broadway & Lafayette St. [full street closure]
24. 6.20.26 – Washington Sq North Fair (Sponsor: Greenwich House), Washington Sq. So. bet. Macdougall St. & Washington Sq. E. [full street closure]
25. 6.20.26 – LGBT Community Center Juneteenth Block Party (Sponsor: The Lesbian Gay Bisexuality Transgender Community Center), W. 13th bet. 7th & Greenwich Aves. [full street closure]
26. 6.21.26 – Make Music New York (Sponsor: Make Music New York), Astor Place Plaza: Lafayette St /Cooper Sq./8th St. [full]
27. 6.28.26 – PrideFest Sponsor: Heritage of Pride, Inc.), 1) 4th Ave. bet. E. 10th & E. 13th Sts. [full street closure]; 2) E. 13thSt. bet. Broadway & 4th Ave. [full street closure]; 3) E. 12th bet. Broadway and 3rd Ave. [full street closure]; 4) E. 10thbet. Broadway & 4th Ave. [full street closure]
28. 6.28.26 – Family Fest at PrideFest (Sponsor: Heritage of Pride, Inc.), Astor Place Plaza So. [full street closure]
29. 6.28.26 – StageFest at PrideFest (Sponsor: Heritage of Pride, Inc.), 4th Ave. bet. E. 9th & E. 10th St.
30. 7.10-7.12.26 – West Side Fest (Sponsor: Meatpacking District Management Association), 1) Gansevoort Plaza – W. 12th/W.13th Sts./9 Ave. {full}; 2) 14th Street Square Plaza – W. 13th/14th 9th Ave.
31. 7.11.26 – 15th Annual WitchesFest USA (Sponsor: NYC Wiccan Family Temple), Astor Pl. bet. Broadway & Lafayette Sts. [full street closure]
32. 7.18.26 – Bleecker Street Fair (Sponsor: Our Lady of Pompeii Church), 1) Bleecker St. bet. 6th & 7th Aves. [full street closure]; 2) Carmine St. bet. Bedford St. 7 6th Ave. [full street closure]
33. 8.1.26 – Bleecker Street Fair (Sponsor: Village Independent Democrats), Bleecker St. bet. Bank & Christopher Sts. [full street closure]

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

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of these renewal

applications **provided that** the applications conform with all applicable laws, rules, and regulations.

Vote: Adopted unanimously

- 34. 5.31.26 – STONEWALL Village Fair and Expo (Sponsor: STONEWALL Rebellion Veterans Association), Broadway bet. E. 14th St. & Waverly Pl. [full street closure]**
- 35. 6.20.26 – Macdougall Street Mambo (Sponsor: Edible Schoolyard New York), Macdougall St. bet. Prince & W. Houston Sts. [full street closure]**

Whereas, CB2 would like to hear more details about these events, despite them having been held in the past; now

Therefore Be It Resolved that CB2 Manhattan recommends that these events be **laid over** to the next CB2 SAR meeting.

REPORT: Regular update presentation from CECM / SAPO + Q&A

Representatives from SAPO / CECM virtually attended SAR's meeting on April 6th, as they have done in several instances in the past, to provide a regular update on new developments at the office, as well as to hear CB2 / public questions / concerns and to answer Q&A. Key points covered in the presentation and Q&A include:

- Around 8,300 applications are processed by SAPO city-wide annually, around 6,300 of which are approved
- By comparison, the NYC Parks department approves around 34,000 events annually
- Within CB2 in 2025, there were 558 events approved by SAPO, 53% of which were street events, 29% of which were production events, and the rest split amongst the other categories of events including Plaza events, etc.
- SAPO / CECM noted (as has been well known by CB2 and the SAR committee) that the majority of events in CB2 are commercially oriented rather than civic or nonprofit events
- As a reminder, SAPO rules do not permit them to discriminate when approving / denying events based on if the application is for a commercial event
- In addition to the 558 SAPO permits, there were 656 MOME permits issued for CB2 in 2025
- SAPO / CECM are currently working on a full reboot of the CECM website in order to modernize it with filter functions, more robust FAQ, and other features to smoothen the process for applicants and for others wishing to obtain information
- It was noted by SAR and community members that an expansion of the website capabilities to allow a full robust search for upcoming events within CB2 or other districts would be extremely useful, but this does not appear to be a feature being contemplated in the near term
- Fees from SAPO applications are not fully standardized / easy to obtain as it can vary event by event based on the type of application and involvement of various agencies. For

instance, fees can be allocated amongst NYPD, DSNY, DOB and other agencies depending on their range of involvement

- Any change to the existing fee schedule would be a complex undertaking and would likely need buy in from the mayor's office, NYPD and others. Current fees have been in place since 2007
- In terms of enforcement for unpermitted events, NYPD should be the first line of enforcement – SAPO cannot generally levy a fine if no event application was filed in the first place
- In the case where a permit was filed but the event was larger / more impactful than the application was for, SAPO can retroactively charge for the cost of the larger event
- A question was asked regarding whether there was a hard cap on length of street events; apparently there isn't necessarily a cap but the rule of thumb is no more than 5-7 days
- SAR re-raised the issue of very short application lead times for certain events (i.e. street event small, small plaza events). Changing these deadline times would require a rules change and would need buy in from the mayor's office

DRAFT

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Drishaan Jain, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

LAND USE & HOUSING COMMITTEE

April 2026 Report to Full Board

Manhattan Community Board 2 Land Use & Housing committee met Wednesday, April 15, 2026 @ 6:30 PM in person at CB2's Conference Room and virtually via Zoom.

Land Use committee members present: Eugene Yoo (Chair), Katy Bordonaro (Vice Chair), Carter Booth, Anita Brandt, Arturo Fernandez, Frederica Sigel, Sean Sweeney, Susan Wittenberg

Land Use committee members present remotely and counting towards quorum: [none]

Land Use committee members present remotely and not counting towards quorum: Stella FitzGerald

Land Use committee members absent with notice: David Gruber, Susan Kent, Donna Raftery, Bo Riccobono, Emma Smith,

***142 Greene Street** – Discussion of the Affordable Housing Plan Application submitted to the NYC Department of Housing Preservation and Development by Greene Street LLC pursuant to the Mandatory Inclusionary Housing Fee-in-Lieu Option.

The Committee discussed this item. In the absence of the applicant, the District Manager will invite the applicant and a representative of the Borough President to the May Committee meeting to answer questions about this application in particular and the Mandatory Inclusionary Housing Fee-in-Lieu Option in general.

The following are questions that have been sent for the applicant to respond to:

- What is the timing of consideration and conclusion of the application process for this project at HPD?
- What steps are anticipated from this point forward.
- Application of the threshold for the MIH payment-in-lieu process – in particular, given its apparent scope and size, what aspects of the project triggered the need to comply with MIH, and under what aspect(s) of the size and nature of this project qualifies it for a payment-in-lieu of affordable housing creation?

- What was the most recent status of the former JLQWA units that were at one time included in this building, and what actions or failures to act made it possible to undertake the conversion at the heart of this project?
- How (if at all) did the SoHo/NoHo Rezoning affect the obligation for this project to address MIH, and how did it affect the ability of the project to meet the standards?
- Please clarify the nature of the use of the ground floor once the project is completed.
- Please provide the manner and specifics of the calculation of the fee-in-lieu of affordable housing creation.
- Please provide the anticipated timing for the payment of the fee-in-lieu and whether payment is made to HPD or another agency/office.
- The plans CB2 received and the plans available on the DOB/NOW website appear to differ as to whether the project is a conversion or new construction. Please address and clarify which is correct, or whether under different circumstances each is correct.

Additionally, the following are Questions for the Manhattan Borough President's Office:

- How is fee-in-lieu calculated? Are there elements specific to CB2 or areas of CB2? If so, please specify.
- If or how does the SoHo/NoHo/Chinatown rezoning impact this building?
- Why is this applicant eligible for fee-in-lieu?
- How was this building vacated?
- Was it an IMDB building?
- Was the JLQWA properly issued by DOB?
- Did the building have oversized units?
- What are the requirements for commercial on the ground floor, if any?
- Please provide specifics about the fund which is collecting the fees-in-lieu. What agency supervises it? How will the city report to the community board about it?

This item is **laid over** until May.

* **51 Little West 12th Street** – Consideration of the applicant's 4/13/26 revised submissions to the Board of Standards and Appeals in connection with its request for a zoning variance pursuant to ZR 72-21.

Resolution on April 2025 Revised Application for 51 Little West 12th Street

Whereas:

1. 51 Little West 12th Street (Block 645, Lot 21) is a vacant, 2,581-square foot lot located adjacent to the High Line and directly south of the Standard Hotel.
2. The applicant has been asking for a zoning variance pursuant to ZR 72-21 to permit a larger structure as well as a change in use to permit residential use, and 2 floors of commercial and retail use.

3. The applicant submitted a revised submission to the BSA on April 13, 2026 in connection with their request for a zoning variance.
4. The revised submission reduces the bulk of the building; revises the Statement of Facts and Findings; amends the Economic Analysis to utilize Marshall and Swift Cost Estimates; includes a memorandum regarding the mechanical floor space and accessory bicycle parking on the second floor; and amends the Neighborhood Character Study.
5. CB2 has reviewed these changes in light of the Board's September 2025 resolution denying this application.

Therefore be it resolved, that:

1. CB2 continues to support the Board's September 2025 resolution denying this application as the applicant has still failed to meet the five findings necessary for a variance pursuant to ZR 72-21.
2. CB2 has further comments relevant to some of the five findings:
 - a. Finding #2: Rate of Return
 - i. The restaurant comparables used in the applicant's analysis are not comparable and furthermore, none of them are restaurants.
 1. 823 Washington Street. The Claudalie salon is a beauty products store which offers wine to customers. It is not a restaurant.
 2. 301 West 13th Street. This is a hairdresser east of meatpacking. Searches of the state liquor authority do not show any license issued. It is not a restaurant.
 3. 70 Seventh Avenue. This was a Greek restaurant with a beer and wine license. This was on a busy avenue and not in the Village section of Meatpacking. It is no longer a restaurant.
 4. 248 West 14th Street is a karaoke bar on a commercial block of a wide crosstown street. It is not a restaurant.
 5. 245 West 14th Street is not a restaurant. It is a cannabis dispensary. It is not a restaurant.
 - b. Finding #3: Neighborhood Character
 - i. The revised height of the building continues to be out of character with the majority of the buildings in the CB2 section of the Village.
 - ii. CB2 recommends reducing the height of the first 3 floors from the currently planned 50' so that the building is more in character with the area.

- iii Reducing the base would allow the building to fit into the neighborhood character better by
 - iv Improving the building’s relationship to the streets around it.
 - v Eliminating the blank face that the current iteration of the base presents to the community.
 - vi Allowing residential use here is out of character with the neighborhood as the applicant admitted that they were relying on inaccurate data and that this area is non-residential.
- c. Finding #5: Minimum Variance
- i The applicant has not proved that the variance is the minimum needed because there is no restaurant comparable as the analysis failed to include any operating restaurants.
3. In addition to the further comments specified in (2), CB2 reiterates the arguments in the September 2025 resolution¹ on the variance application for this site.

The resolution passed with a vote of 7 in favor and 2 Opposed (A. Fernandez and F. Sigel)

¹ Excluding the single-family residential use specified in Section 2.a of the *Resolved* section, as that requires a change in use.

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Drishaan Jain, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

SLA LICENSING COMMITTEE 1

The SLA Licensing Committee #1 of Community Board 2, Manhattan, held an in person, non-hybrid meeting at 6:30 PM on Tuesday, April 7, 2026 at Lenox Health Greenwich Village, 200 West 13th Street.

Committee Board Members Present: D. Raftery (Chair), C. Flynn, L. Rakoff, Dr. S. Smith, S. Wittenberg and A. Wong

Committee Board Members Arriving Late: C. Booth

Public Member: Kate Bostock-Shefferman

RESOLUTIONS:

1. **JDBN LLC dba Domodomo 138-140 W Houston St, basement 10012** (RW–Restaurant, Lic. ID #0240-22-100023, exp. 12/31/2026) (Alteration)
 - i. **Whereas**, the Applicant/Licensee and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA #1 Committee to present an application to the NYS Liquor Authority for an Alteration to the existing Restaurant Wine license to continue to operate an Asian-inspired restaurant in the basement of a residentially zoned, four (4)-story, mixed-use building (c. 1960) on West Houston Street between Sullivan and MacDougal Streets (Block #526/Lot #79); and
 - ii. **Whereas**, the Applicant (same principal/licensee) originally appeared before CB2M for this alteration application in August/2016 under the name DomoDomo LLC (Lic ID #0240-23-139968) and then appeared again in October/2016 under the name JDBN LLC dba Domodomo (current licensee) for a new Restaurant Wine license at the location, the paperwork at the time having the combined address of 138-140 West Houston, but omitted the front prep kitchen area, the instant application being to correctly identify the entirety of the licensed premises; the Applicant/Licensee having most recently appeared before CB2M in [December/2025](#) for a Class Change to their current Restaurant Wine license which CB2M unanimously recommended be approved, it was following that application that they realized the original paperwork was not complete; and
 - iii. **Whereas**, there being no change in the patron occupancy or method of operation, the combined ground floor storefront premises is roughly 4,500 sq. ft. (3,300 sq. ft. in the basement connected by an interior staircase to 1,200 sq. ft. in the cellar, with no patron use of the cellar); there are 26 tables and 60 seats, one (1) bar with four (4) seats for a total seated patron occupancy of 64 persons; there is one (1) entry serving as patron ingress and egress, one (1) emergency exit and five (5) bathrooms, the store front infill being fixed without operable doors or windows that open out to the sidewalk; the hours of operation will remain from 12 PM to 11 PM Saturdays through Sundays (7 days a week); there is no sidewalk or roadway café or use by patrons or staff of the rear enclosed greenhouse which is for decorative purposes only; music will remain quiet background only, there is no dancing, no DJ’s, no

promoted events, no live music, no private parties, no scheduled performances or cover fees, no TVs, no velvet ropes or movable barriers or security; there is no outdoor seating; and

iv. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan as part of the Alteration application which will be incorporated into the “Method of Operation” of the Restaurant Wine License, with those stipulations as follows:

1. Premises will be advertised and operated as an Asian-inspired restaurant.
2. The hours of operation will be 12 PM to 11 PM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
3. Will operate a full-service restaurant, specifically an Asian-inspired restaurant serving lunch and dinner with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not operate a backyard garden or any outdoor area for commercial purposes.
6. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
7. Will not have televisions.
8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
9. Will not have patron occupancy/service to any portion of the cellar of licensed premises.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
15. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
16. Will appear before CB2M for change in method of operation/alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an Alteration to the existing Restaurant Wine License for **JDBN LLC dba Domodomo 138-140 W Houston St, basement 10012** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “method of operation” of the NYSLA liquor license.

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

2. Rokstar Chicken Noho Inc dba Rokstar Chicken 52 E 8th St 10003 (WBC–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 a Restaurant Wine license to operate a Korean fried chicken restaurant in the ground floor of a six (6)-story mixed use building (c. 1952) on 8th Street between Greene and Mercer Streets (Block #548/Lot #28), and

ii. **Whereas**, the ground floor premises is approximately 1,260 sq. ft., with 840 sq. ft. on the ground floor and 420 sq. ft. in the basement, the basement being connected by both an interior stairway with no

patron use of the basement; there will be 7 tables and 16 seats and no stand up bars for a total seated occupancy of 16 persons, there is one (1) entrance serving as both patron ingress and egress and one (1) patron bathroom; the store front infill being fixed without operable doors or windows that open out to the sidewalk; 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; all doors will be closed at all times; there will be no TVs, no dancing, no DJ's, no promoted events, no live music, no private parties, no scheduled performances or cover fees, no velvet ropes or movable barriers or security personnel/doormen; and
- iv. **Whereas**, the premises to be licensed has most recently been licensed with a Restaurant Wine liquor license from approximately 2020 to the present as Pelicana E8St Inc dba Pelicana (Lic ID # 0240-22-101479, exp 5/31/2026), the instant application being an asset purchase with the method of operation remaining essentially the same; and
- v. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being 28 active licensed premises and an additional 7 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; 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 Korean restaurant serving fried chicken 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. All patrons will be cleared and no patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 - 5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 - 6. Will not have televisions.
 - 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 - 8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 - 9. Will not install or have French doors, operable windows or open facades.
 - 10. Will not make changes to the existing façade except to change signage or awning.
 - 11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 - 12. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
 - 13. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
 - 14. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
 - 15. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2M recommends denial of the application for a new Restaurant Wine liquor license for **Rokstar Chicken Noho Inc dba Rokstar Chicken 52 E 8th St 10003** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license.

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

3. Maadu Foods LLC 496 LaGuardia Pl, 1B 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 steakhouse restaurant in the ground floor of a four (4)-story mixed-use building (c. 1910) on LaGuardia Place between West Houston and Bleecker Streets (Block #525 / Lot #7502), the building falling within NYC LPC’s designated South Village Historic District; and
- ii. Whereas,** the ground floor premises is approximately 3,200 sq. ft., with 1,400 sq. ft. on the ground floor and 1,800 sq. ft. in the basement, the basement being connected by an interior stairway with patron use of the basement being for bathroom purposes only; there will be 15 tables and 46 seats and no standing bars for a total seated occupancy of 46 persons and a legal occupancy of 289 persons, the Applicant stating at no time will the occupancy exceed 74 persons; there is one (1) entrance serving as both patron ingress and egress, one (1) emergency exit and three (3) patron bathrooms; the store front infill being fixed without operable doors or windows that open out to the sidewalk; and
- iii. Whereas,** the Applicant’s hours of operation will be 11 AM to 10 PM Sundays, 5 PM to 11:30 PM Mondays through Fridays and 11 AM to 11:30 PM 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 performance, no cover fees and no security personnel/doormen; there will be no sidewalk or roadbed seating; and
- iv. Whereas,** the premises to be licensed has most recently been licensed with a Restaurant Wine license from approximately 2016 to 2025 as 496 LaGuardia Restaurant Inc dba Mocha Burger (Lic ID # 0240-22-101115) and prior to that had been a Five Guys pizzeria; 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 steakhouse restaurant.
 2. The hours of operation will be 11 AM to 10 PM Sundays, 5 PM to 11:30 PM Tuesdays through Fridays and 11 AM to 11:30 PM Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 6. Will not have televisions.

7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 8. Patron access to the basement will be for bathroom use only. There will be no service of alcohol in the basement of licensed premises.
 9. Will not install or have French doors, operable windows or open facades.
 10. Will not make changes to the existing façade except to change signage or awning 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. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 14. Will not have: dancing, 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.
- 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 **81 active licensed premises** and 6 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 **Maadu Foods LLC 496 LaGuardia Pl, 1B 10012** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

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

- 4. Maayans Hospitality Group LLC dba Wine at Mayaan’s 519 Broome St 10013 (WBC–Tavern)**
- 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 Tavern Wine license to operate a wine bar serving charcuterie where customers will be able to choose their own cheese combinations and wine bottles in the ground floor of a five (5)-story mixed use building (c. 1890) on Broome Street between Thompson Street and 6th Avenue (Block #476 / Lot #25), the building being located within NYC LPC’s designated Sullivan-Thompson Historic District; and
 - ii. Whereas**, the ground floor premises is approximately 830 sq. ft.; there will be 18 tables and 43 seats and one (1) bar with no seats for a total seated occupancy of 43 persons, there is one (1) entrance serving as both patron ingress and egress, one (1) emergency exit and two (2) patron bathrooms; the storefront infill having existing operable French doors; and
 - iii. Whereas**, the Applicant’s hours of operation will be 4 PM to 12 AM Sundays through Thursdays and 4 PM to 1 AM Fridays and Saturdays; music will be recorded background music only from iPods/CDs/streaming services; there are existing operable French doors which will be closed at 10 PM

nightly; there will be no TVs, no dancing, no DJ's, no promoted events, no live music, no scheduled performances or cover fees, no velvet ropes or movable barriers or security personnel/doormen; and

- iv. **Whereas**, the premises to be licensed has most recently been licensed with a Restaurant Wine liquor license from approximately 2024 to 2025 under Mishka NY LLC (Lic ID # 0240-25-116752) and prior to that with an On-Premises Restaurant license under Anyway SoHo LTD from 2018–2020 (Lic ID #0340-18-101315); the prior two licensees at the location having used the adjoining empty lot in derogation of stipulations in addition to having loud music which caused a disturbance to nearby residents as outlined in CB2M's [February/2025](#) resolution for Mishka NYC LLC, the instant application being for background music only and no use of the side yard, with the Applicant stating they were aware of the past issues and had every intention of operating in the manner presented and agreed to in stipulations with CB2M; and
- v. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being **53 active licensed premises** and an additional 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; 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 Tavern Wine liquor license, with those stipulations as follows:
 - 1. Will be advertised and operated as a wine bar serving food until closing every night.
 - 2. The hours of operation will be 4 PM to 12 AM Sundays through Thursdays and 4 PM to 1 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 - 5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 - 6. Will not have televisions.
 - 7. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 - 8. Will ensure the emergency exit in the rear of the building is an alarmed door to prevent patron and staff use outside of an emergency.
 - 9. The emergency exit will not be covered or enclosed in any manner and will open directly to the sidewalk and Watts Street.
 - 10. Will not make changes to the existing façade except to change signage or awning.
 - 11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 - 12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 - 13. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
 - 14. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
 - 15. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a new Tavern Wine liquor license for **Maayans Hospitality Group LLC dba Wine at Mayaan's 519 Broome St 10013** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "method of operation" of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

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

5. Bobby Lou's Enterprises Inc dba Baby John's Pizzeria 191 Grand 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 restaurant serving pizza and other Italian dishes in the ground floor of a six (6)-story mixed-use building (c 1890) on Grand Street between Mulberry and Mott Streets (Block #237/Lot #12), the building being located in NYC's Special Little Italy District; and
- ii. Whereas**, the interior ground floor premises is approximately 2,319 sq. ft. with 1,269 sq. ft. on the ground floor and approximately 1,050 sq. ft. in the basement, the basement being connected via an interior stairway with no patron use; there will be 12 tables with 38 seats and no bars for a total patron occupancy of 38 patrons; there is one (1) entry serving as patron ingress and egress and one (1) bathroom; there are existing operable French doors that open out to the sidewalk; and
- iii. Whereas**, the hours of operation are 11 AM to 12 AM Sundays through Thursdays and 11 AM to 2 AM Fridays and Saturdays; there will be two (2) televisions which will operate without sound (in closed caption mode); music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no velvet ropes or metal barricades, no security personnel/door staff; there is no outdoor seating included with this application, any future outdoor seating will close not later than 11 PM each night; and
- iv. Whereas**, the premises to be licensed has most recently been licensed with a On-Premises Restaurant liquor license from approximately 2022 to the present under Jo Rach Inc. dba Baby John's Pizzeria (Lic ID #0340-23-136518) and prior to that licensed under Genuine-Grand St NYC LLC dba Genuine Superette (Lic ID #0340-17-106569) from approximately 2015 to 2023, the instant application being an asset purchase from Jo Rach Inc to the Applicant; and
- v. Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the SLA and agreed would be attached and incorporated into the method of operation of the On-Premises Restaurant License, with those stipulations as follows:
 1. Premises will be advertised and operated as a full-service family restaurant serving Italian food, paninis and desserts 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 Sunday through Thursday and 11 AM to 2 AM Friday and Saturday. No patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
 4. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.

5. Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 11 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
 6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences any time.
 7. Will have no more than two (2) television(s) no larger than 55". There will be no projectors and TV will operate in "closed caption" mode only without sound.
 8. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress
 9. Will not make changes to the existing façade except to change signage or awning.
 10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 11. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
 12. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 13. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
 14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 15. Will appear before CB2, Man. prior to submitting 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 **88 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 Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Restaurant liquor license in the name of **Bobby Lou's Enterprises Inc dba Baby John's Pizzeria 191 Grand St 10013** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the "method of operation" of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

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

6. **Bobby Lou's Enterprises Inc dba The Caffe Palermo 148 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 Italian restaurant and dessert cafe in the ground floor of a six (6)-story mixed-use building (c. 1900) on Mulberry Street between Grand and Hester Streets (Block #237/Lot #12), the building being located in NYC's Special Little Italy District; and

- ii. **Whereas**, the interior ground floor premises is approximately 1,345 sq. ft. with 945 sq. ft. on the ground floor and approximately 400 sq. ft. in the cellar, the cellar being connected via an exterior sidewalk hatch with no patron use; there will be 15 tables with 64 seats and no bars for a total patron occupancy of 64 persons; there is one (1) entry serving as patron ingress and egress and two (2) bathrooms; there are existing operable French doors that open out to the sidewalk; and
- iii. **Whereas**, the hours of operation are 10:30 AM to 2 AM Sundays through Saturdays (7 days a week) with the exception of during the Feast of San Gennaro when the premises may remain open until 4 AM; there will be one (1) television which will operate without sound (in closed caption mode); music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no velvet ropes or metal barricades, no security personnel/door staff; there is no outdoor seating included with this application, any future outdoor seating will close not later than 11 PM each night; and
- iv. **Whereas**, the premises to be licensed has most recently been licensed with an On-Premises Restaurant liquor license from approximately 1997 to the present under Jo Rach Inc dba The Caffe Palermo (Lic ID #0340-22-106814, exp. 4/30/2026), the instant application being an asset purchase from Jo Rach Inc to the Applicant; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the SLA and agreed would be attached and incorporated into the method of operation of the On-Premises Restaurant License, with those stipulations as follows:
1. Premises will be advertised and operated as a full-service Italian restaurant and dessert café with the kitchen open and menu items available until closing every night.
 2. The hours of operation will be 10:30 AM to 2 AM Sundays through Saturdays (7 days a week) with the exception of during the Feast of San Gennaro when the premises may remain open until 4 AM. No patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
 4. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
 5. Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 11 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
 6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences any time.
 7. Will have no more than one (1) television no larger than 55". There will be no projectors and TV will operate in "closed caption" mode only without sound.
 8. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress
 9. Will not make changes to the existing façade except to change signage or awning.
 10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 11. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
 12. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.

13. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
 14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 15. Will appear before CB2, Man. prior to submitting 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 **82 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 Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Restaurant liquor license in the name of **Bobby Lou’s Enterprises Inc dba The Caffe Palermo 148 Mulberry St 10013** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor (7 board members, 1 public member)

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

- i. **Whereas**, the Applicant and their 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 Tavern Wine license to operate a fast-casual burger place on the ground floor and rear yard of a four (4)-story mixed-use, tenement-style building (c. 1900) on Cleveland Place between Kenmare and Lafayette Streets (Block #481/Lot #13); the premises to be licensed has operable windows extending across the entirety of the front façade; the building falling within NYC’s Special Little Italy District; and
- ii. **Whereas**, the interior ground floor premises is approximately 3,695 sq. ft. with approximately 1,300 sq. ft. on the ground floor 1,070 sq. ft. in the cellar and 1,325 sq. ft. in the open back yard, the cellar being connected via an interior stairway and exterior sidewalk hatch with no patron use of the cellar; there will be 8 tables with 16 seats and one bar with no seats in the interior for a total interior patron occupancy of 16 persons and 20 tables and 44 seats in the unenclosed back yard for a total patron seated patron occupancy of 60 persons for the licensed premises; there is one (1) entry serving as patron ingress and egress and two (2) patron bathrooms; there are existing operable windows that open out to the sidewalk; and
- iii. **Whereas**, the Applicant’s hours of operation will be 10 AM to 12 AM Sundays through Saturdays (7 days a week); the back yard will close at 10 PM nightly and there will be no speakers, TVs or amplification in the rear yard; music will be recorded background music only from iPods/CDs/streaming services; all doors will be closed at 10 PM nightly; there will be one (1) TV operating in closed caption mode, no dancing, no DJ’s, no promoted events, no live music, no private parties, no scheduled performances or cover fees, no velvet ropes or movable barriers or security personnel/doormen; and

- iv. **Whereas**, the Applicant has been operating at the location for approximately ten months without the service of alcohol and appeared before CB2M in **March/2026** for this application, at the time requesting closing hours of 2 AM nightly with the back yard having four speakers and closing at midnight every night, the back yard being surrounded by residential units, the Applicant showing no Certificate of Occupancy or Letter of No Objection permitting use of the rear yard with life safety concerns being raised about egress for the residential tenants of the building as well as surrounding buildings with the rear yard showing no clearly marked emergency egress, a number of residents submitted letters and came to speak in opposition to the use of the rear yard both in March/2026 and this month, CB2M having received approximately 18 letters in opposition to the application including from the Board of Managers of Spring Condominium, one of the buildings that abuts the rear yard; and
- v. **Whereas**, the Applicant provided DOB documentation showing the permitted use of the rear yard with emergency egress being provided to residential tenants through the 2nd floor fire escape to adjoining buildings, the interior hours being reduced to midnight nightly on the interior and 10 PM for the rear yard, with the Applicant agreeing to remove the speakers from the back yard after again hearing the residents' opposition to the application, those residents having apartments directly looking out to the rear yard who will be negatively impacted from the sound of up to 44 patrons eating and drinking outside their windows in a "donut" that acts like an amplifier for voices for 12 hours a day as the rear yard is surrounded on all sides by residential units; and
- vi. **Whereas**, the premises to be licensed has most recently been licensed with a Restaurant Wine license from approximately 2022 to 2024 under Areppas 3 LLC dba Areppas (Lic ID # 0240-22-101601, exp 2/29/2024) with no use of the back yard and from 2017 to 2019 under The Pokespot Cleveland P1 LLC dba The Pokespot (Lic ID # 0240-17-109062, exp 3/31/2026); and
- vii. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being **91 active licensed premises** and an additional 3 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, there remains significant opposition to the application from surrounding residents primarily due to the use of the back yard surrounded by residential units and the hours being later than what is posted on their locations in other cities around the country, this application being for the service of Beer and Wine only and thus not subject to the public interest standard of the 500 Foot Rule, the Applicant having reduced the hours of operation on both the interior and exterior and removed the use of speakers from the rear yard; 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 Tavern Wine license, with those stipulations as follows:
1. Will be advertised and operated as a fast-casual burger shop with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 10 AM to 12 AM Sundays through Saturdays (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 any outdoor area for commercial purposes except for seating in the backyard consisting of not more than 20 tables and 44 seats. All outdoor patrons will be seated.
 5. Backyard seating will close no later than 10 PM nightly. All tables and chairs will be secured at this hour and no patrons will remain in the backyard. There will be no host stands, bus or service stations in the rear yard. No exterior music, speakers or TVs or speakers from the interior position to face out into the rear yard. There will be no smoking by staff or patrons in the rear yard.
 6. Use of the rear yard by staff is prohibited outside the hours of 10 AM to 10 PM, with the exception of setup and breakdown activities.

7. There will be no roadbed or sidewalk seating.
8. There will be no private parties.
9. There will be no alcohol-related happy hours after 9 PM.
10. 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.
11. Will have not more than one (1) television no larger than 55". There will be no projectors and TV will operate in "closed caption" mode only without sound.
12. Will close all doors and windows at 9 PM every night, allowing only for patron ingress and egress.
13. Will not have patron occupancy/service to any portion of the cellar of licensed premises.
14. Will not make changes to the existing façade except to change signage or awning.
15. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
16. Will not have unlimited drink or unlimited food and drink specials. No pitchers of beer.
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.

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a new Restaurant Wine liquor license for **NADC New York LLC dba NADC Burger 25 Cleveland Pl 10012** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "method of operation" of the NYSLA liquor license.

Vote: Unanimous in favor (7 board members, 1 public member)

8. **Bad Manners NYC LLC dba Bad Manners 25 Great Jones St 10012** (OP–Restaurant) (*previously unlicensed*)
 - i. **Whereas**, the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant liquor license to operate a fine-dining, chef-driven neighborhood restaurant serving small plates in the ground floor and cellar of an 11-story mixed-use block-through building (ca. 2023) on Great Jones Street (going south to Bond Street) between Lafayette Street and Bowery (Block #530/Lot #7508), the building falling within the Special SoHo-NoHo Mixed Use District; and
 - ii. **Whereas**, the ground floor and cellar premises is approximately 3,840 sq. ft., with 624 sq. ft. on the ground floor and 3,216 sq. ft. in the cellar, the floors being connected by both an interior stairway and elevator, the Applicant stating the stairs will have an accessible chair lift and the elevator will be used for deliveries; the questionnaire stating there will be 9 tables and 16 seats, the provided diagram showing four (4) high-top tables and 16 seats, one guest seating counter with no indicated number of seats, one (1) high-top oval table with six (6) seats and one (1) service bar for a total of 22 seats on the ground floor and one private dining room consisting of one (1) high-top table and four (4) seats, one (1) high-top table with six (6) seats and one long curving counter starting as a high table for standing patrons at one end and lowering to accommodate ADA accessibility as a lower counter at the other end for a total of 10 seats in the cellar and a total of 32 seats between the two floors and a legal occupancy of 140 persons; there is one entry serving as patron ingress and egress on Great Jones Street, one emergency exit from the cellar that exits onto Bond Street and two (2) patron bathroom located in the cellar; and

- iii. **Whereas**, the Applicant's hours of operation will be 12 PM to 12 AM Sundays through Saturdays (7 days a week); music will be recorded background music only from iPods/CDs/streaming services; all doors will be closed at all times; there will be no TVs, no dancing, no DJ's, no live music, no promoted events, no live music, no private parties, no scheduled performances or cover fees, no velvet ropes or movable barriers or security personnel/doormen; and
- iv. **Whereas**, the premises to be licensed is in a newly available retail space which has not been previously occupied, the building having recently been constructed and completed in 2023, and the location has previously never been licensed for the service of alcohol; and
- v. **Whereas**, the application is for a unique method of operation, mostly within the cellar of a newly constructed building, with the method of operation being that of a refined, chef-driven, fine dining neighborhood restaurant but with the majority of service being to standing patrons in the cellar with the tables being only high-top tables and therefore not ADA-accessible, the majority of table seats (22 seats) being on the ground floor with the only accessible dining being in the cellar at the lower end of the curved "counter," the counter itself being the primary area for dining patrons and having no seats, the one end of the counter being lower to the ground to accommodate wheelchair accessibility; and
- vi. **Whereas**, concerns were raised that the application was for a fine dining restaurant yet the majority of the "seating" was actually for standing patrons, the Applicant affirming that patrons would need to order a full-service meal in conjunction with any drinks and that the concept was that of a fine dining restaurant experience but at a quicker pace, with patrons expected to stay not more than an hour; there were significant concerns raised about the venting of the restaurant, the venting as planned being vented to the buildings courtyard by Bond Street, the adjacent residents of both Bond and Great Jones Streets having concerns about noise and odors from the venting with those on Bond Street having residential windows in close proximity to the proposed venting system, the Applicants stating they are installing a scrubbing system that will remove 99.9% of the odors and will work with the residents of the adjacent buildings to ensure that the system does not cause any negative quality of impacts to those residents; there were also significant concerns about the impacts this will have on traffic on Great Jones Street, this being a high-end restaurant with the expectation being that a number of patrons will arrive and leave via for-hire vehicles, the block being residential in nature on upper floors with several other fine dining restaurants on the ground floor, with a New York City Fire Department Fire Station housing Engine 33 and Ladder 9 located on the same block and three large construction projects on the east and west ends of the block for three (3) 99 unit buildings scheduled to begin within the next year that will significantly impact traffic on the block, the Applicants agreeing to direct for-hire vehicles to Lafayette Street, however the sidewalk on Lafayette Street closest to the restaurant being abnormally narrow due to an irregular building lot; 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, fine-dining, chef-driven neighborhood restaurant serving small plates with a majority of seating being at high-top tables and standing area but with patrons having to order a full-service meal in conjunction with any drinks with the kitchen open and full menu items served until closing every night.
 - 2. The hours of operation will be 12 PM to 12 AM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
 - 3. Will not operate as a Tavern or Sports Bar or allow any portion of premises to be operated in that manner.

4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
6. Will not have televisions.
7. Will have not more than 24 private parties per year.
8. Will direct for-hire vehicles to Lafayette Street for pick up and drop off and will actively have staff monitor Great Jones Street to ensure no standing of for-hire vehicles
9. Will close all doors and windows at all times, allowing only for patron ingress and egress
10. Ingress and egress for all patrons, staff and deliveries will be through the Great Jones Street entrance. Bond Street will serve as emergency egress only with the emergency egress being an alarmed door
11. Will install and maintain an advanced commercial kitchen ventilation system including precipitator which removes all smells (99.9%) that is fully compliant with all applicable requirements of the New York City Mechanical Code and other relevant regulations, and that does not create noise, odor, smoke or exhaust impacts affecting the residential properties at 22 Bond Street, 24 Bond Street, 20 Bond Street, and 27–29 Great Jones Street. The Applicant shall obtain all required permits and approvals from the New York City Department of Buildings and any other relevant agencies prior to installation and operation of such system
12. If the proposed ventilation system is not permitted to exhaust at the presented existing location at ground level in the building courtyard, will route kitchen exhaust ductwork to a termination point above the roofline of the highest adjoining building, subject to the appropriate regulatory authority
13. Will present and allow review of the commercial kitchen ventilation and precipitator system to local resident group and the immediately impacted residential properties at 22 Bond Street, 24 Bond Street, 20 Bond Street, and 27–29 Great Jones Street
14. Will not install or have French doors, operable windows or open facades.
15. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
16. Will comply with NYC Department of Buildings Regulations and will provide a Certificate of Occupancy and Place of Assembly permitting eating and drinking for proposed store front premises for ground floor and basement including proposed patron occupancy for both floors prior to opening
17. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
18. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
19. Will not have: dancing, promoted events, any event where a cover fee is charged, scheduled events, velvet ropes or metal barricades or security personnel.
20. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
21. Will appear before CB2M prior to submitting 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 **59 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 Applicant agreeing to work with the impacted buildings regarding the venting of the restaurant, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a new On-Premises Tavern liquor license for **Bad Manners NYC LLC dba Bad Manners 25 Great Jones St 10012** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor (7 board members, 1 public member)

9. Pa’Co LLC & Grey Heron Holdings LLC 2 Bleecker St 10012 (OP–Tavern)

- i. Whereas,** the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Tavern liquor license to operate a café by day and offer small bites, wine and cocktails in the evening within a men’s clothing store in the ground floor of a four (4)-story mixed-use building (c. 1868) on Bleecker Street on the southwest corner of Bleecker and Lafayette Streets (Block #521/Lot #7504), the building falling within NYC LPC’s designated NoHo East Historic District and the Special Little Italy District; and
- ii. Whereas,** the ground floor premises is approximately 1650 sq. ft., with 1350 sq. ft. being the unlicensed retail area and 300 sq. ft. being the licensed café; there will be 4 tables and 12 seats and one (1) bar with eight (8) seats for a total seated occupancy of 20 persons; there is one (1) entrance serving as both patron ingress and egress and one (1) patron bathroom; there are full length operable windows running the entirety of the storefront premises on both Lafayette Streets there is no outdoor seating included with this application; and
- iii. Whereas,** the Applicant’s hours of operation will be 7 AM to 10 PM Sundays through Thursdays and 7 AM to 12 AM Fridays and Saturdays; music will be recorded background music only from iPods/CDs/streaming services; there will be no TVs, no dancing, 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 had previously been licensed with an On-Premises liquor license through the beginning of the pandemic in 2020 under 316 Bowery LLC dba Saxon and Parole (Lic ID #0340-20-100675) which included sidewalk seating on Bowery consisting of 34 seats, the current Applicant stating they will likely apply for sidewalk seating through the Dining Out NYC program in the future consisting of approximately 30 seats; 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 On-Premises Tavern liquor license, with those stipulations as follows:
 1. Will be advertised and operated as a as café located within a retail men’s clothing store.
 2. The hours of operation will be 7 AM to 10 PM Sundays through Thursdays and 7 AM to 12 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
 5. Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 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 close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 9. Will have not more than 24 private parties per year.
 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. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 14. Will not have: dancing, 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.
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this location, there being **61 active licensed premises** 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 **Pa’Co LLC & Grey Heron Holdings LLC 2 Bleecker St 10012** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor (7 board members, 1 public member)

10. Rulin Hospitality LLC dba Rulin 15 E 13th St 10013 (OP–Restaurant) (Class Change)

- i. **Whereas**, the Applicant and 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 On-Premises Restaurant liquor license to operate an Asian restaurant in the entirety of a two (2)-story landmarked, commercial building (c. 1881) on East 13th Street between 5th Avenue and University Place (Block #571/Lot #7502); and
- ii. **Whereas**, the premises is approximately 1,900 sq. ft. with 950 sq. ft. on the first floor connected via an interior staircase to a 950 sq. ft. 2nd floor, the 2nd floor being for food prep and office purposes only with no patron use; the ground floor will have 15 tables and 30 seats and no bars for a total seated occupancy of 30 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) patron bathroom; and
- iii. **Whereas**, the premises to be licensed had been previously been licensed for full liquor under YS Pastry LLC dba Patisserie Fouet (Lic. ID #0340-22-106190) from about 2018 to 2024 with the liquor

being used for food preparation only, the only service of alcohol to patrons was beer and/or wine, prior to Patisserie Fouet, the premises had never been licensed for the service of alcohol; the Applicant appeared before CB2M in [September/2025](#) for a Restaurant Wine license at the location which CB2M unanimously recommended be approved, the Applicant now returning for a full liquor license with no changes to method of operation; and

- iv. **Whereas**, the Applicant's hours of operation will be 11 AM to 10:30 PM Mondays through Fridays and 9 AM to 10:30 PM Fridays through Sundays with no service of alcohol before 11 AM; music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ's, no promoted events, no live music or scheduled performances, and no cover fees; there will be no outdoor seating; and
- v. **Whereas**, the Applicant met with the local block association (East 12th and 13th Street Block Association and University Place Residents Association) who opposed the class change as they thought it was too soon for the Applicant to request in upgrade to their license as they had only been operating under a temporary license since the Fall and had only this month received their Restaurant Wine license; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the "method of operation" of the On-Premises Restaurant liquor license, with those stipulations as follows:
 - 1. Will operate as a full-service Asian restaurant with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be from 11 AM to 10:30 PM Mondays through Fridays and 9 AM to 10:30 PM Fridays through Sundays. 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 2nd floor of 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 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.

- 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 **41 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 **Rulin Hospitality LLC dba Rulin 15 E 13th St 10013** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor (7 board members, 1 public member)

11. Dos Puertos Inc dba Palermo Soho Argentinean Bistro 55 Grand St 10013 (OP–Restaurant)

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant liquor license to operate an Argentinian restaurant in the ground floor of a three (3)-story mixed-use building (c. 1882) on Grand Street between West Broadway and Wooster Street (Block #228/Lot #23), the building falling within the Special SoHo-NoHo Mixed Use District; and
- ii. **Whereas**, the ground floor premises is approximately 2,720 sq. ft., with 1,360 sq. ft. on the ground floor and 1,360 sq. ft in the basement, the basement being connected by an interior stairway with no patron use of the basement; there will be 25 tables and 56 seats and one (1) bar with nine (9) seats for a total seated occupancy of 65 persons; there is one (1) entrance serving as both patron ingress and egress and two (2) patron bathrooms; the store front infill being fixed without operable doors or windows that open out to the sidewalk; there is no outdoor seating included with the application and no plans to have outdoor seating in the future; and
- iii. **Whereas**, the Applicant’s hours of operation will be 12 PM to 11 PM Sundays, 3 PM to 12 AM Mondays through Thursdays, 3 PM to 1 AM Fridays and 12 PM to 1 AM Saturday; music will be recorded background music only from iPods/CDs/streaming services; there will be no TVs, no dancing, 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 had previously been licensed for 20 years with an On-Premises liquor license from approximately 2006 through February/2026 under Papatzul LLC dba Papatzul (Lic ID #0340-22-105016); 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 On-Premises Restaurant liquor license, with those stipulations as follows:
1. Will be advertised and operated as a full-service Argentinian restaurant with an emphasis on steak, meats and seafood with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 12 PM to 11 PM Sundays, 3 PM to 12 AM Mondays through Thursdays, 3 PM to 1 AM Fridays and 12 PM to 1 AM Saturday. All patrons will be cleared and no patrons will remain after stated closing time.

3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 6. Will not have televisions.
 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 9. Will not make changes to the existing façade except to change signage or awning and will comply with all 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, 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 **51 active licensed premises** and 5 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 **Dos Puertos Inc dba Palermo Soho Argentinean Bistro 55 Grand St 10013** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor (7 board members, 1 public member)

12. Leo Sushi LLC dba Sendo 43 W 8th St, 1st fl 10011 (WBC–Restaurant) *(previously unlicensed)*

- i. **Whereas**, the Applicant and the Applicant’s representative appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for a Restaurant Wine license to operate a full-service sushi restaurant in the first floor of a four (4)-story mixed-use building (c. 1845, renovated 1984) on West 8th Street between 6th Avenue and MacDougal Street (Block #572/Lot #65), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. **Whereas**, the first floor (above grade) premises is approximately 900 sq. ft. and is accessed via a stairway from the street level; there will be seven (7) tables with 14 seats and one (1) bar with 15 seats for a total seated patron occupancy of 29 persons; the premises has one (1) door which will serve as

patron ingress and egress and one patron (1) bathroom; the store front infill being fixed without operable doors or windows that open out to the street; there is no outdoor seating included with the application and no plans to have outdoor seating in the future; and

- iii. **Whereas**, the proposed hours of operation will be from 11 AM to 11 PM Sundays through Saturdays (7 days a week); music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, no DJs, no live music, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security or doormen; there are no plans for any outdoor seating, in addition, the Applicant affirmed there will be no use by patrons or staff of the rear yard; and
- iv. **Whereas**, the premises, which has never previously been licensed for the service of alcohol, has been vacant since at least 2011; and
- v. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being **52 active licensed premises** and an additional 4 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, with the Applicant affirming they will do adequate soundproofing and will coordinate trash pickups with other businesses on West 8th Street; 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 license, with those stipulations as follows:
 1. Will be advertised and operated as full-service sushi restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 11 AM to 11 PM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will not have patron or staff use of the rear yard.
 6. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 7. Will not have televisions.
 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 9. Will ensure that there is adequate soundproofing so that the activities of the restaurant are not heard in the upstairs units.
 10. Will coordinate trash pick-up with other businesses on West 8th Street.
 11. Will not install or have French doors, operable windows or open facade
 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 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.
 15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 16. Will not have: 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.

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a new Restaurant Wine license for **Leo Sushi LLC dba Sendo 43 W 8th St, 1st fl 10011** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous in favor (7 board members, 1 public member)

13. Prince Eatery LLC 199 Prince St 10012 (OP–Restaurant) (Transfer)

- i. **Whereas**, the chef and two managing partners and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Committee #1 to present an application to the NYS Liquor Authority for a new Restaurant On-Premises liquor license to operate a neighborhood steakhouse restaurant in a residential neighborhood on the ground floor of a six (6)-story mixed-use building (c. 1906) on Prince Street between Sullivan and MacDougal Streets (Block #518/Lot #7502), the building falling within NYC LPC’s designated Sullivan-Thompson Historic District; and
- ii. **Whereas**, the ground floor premises is roughly 600 sq. ft.; there will be 13 tables and 50 seats and one (1) bar with no seats for a total seated patron occupancy of 50 persons and a legal maximum occupancy of 74 persons; there is one (1) entryway serving as both patron ingress and egress and one (1) bathroom; there are operable doors running the length of the storefront which the managing partners described as being inoperable and therefore no noise from music or patrons would escape to the exterior and there is a concrete raised platform on the public sidewalk (not within the property line); and
- iii. **Whereas**, the hours of operation will be from 5 PM to 1 AM Sundays through Saturdays (7 days a week); music will be background only from iPods/CDs/streaming services; there will be no dancing, no DJs, no live music, no promoted events, scheduled performances or cover fees, no velvet ropes, no movable barriers and no security; there will be no sidewalk or roadway seating and, as the doors were described as inoperable, the doors would be closed at all times aside from patron ingress and egress; and
- iv. **Whereas**, the instant application being an asset purchase (transfer) from Principessa SoHo LLC dba Little Prince (Lic ID #0340-22-1144212, exp 3/31/2026), the principal of the instant application, Cobi Levy, was the principal at Principessa SoHo LLC and did not appear before CB2M for the instant application, instead sending the managing partners and chef, the Attorney stating that they will have equity in the LLC but that the percentage of holdings had not yet been determined; and
- v. **Whereas**, the premises had been licensed under Principessa SoHo LLC since approximately 2012 and has been a source of complaints from area residents since opening, as outlined in CB2M’s [April/2016](#) resolution when their liquor license was up for renewal, and continuing to the recent past as documented by neighboring residents with the premises operating past closing hours, having large parties with crowds outside on the sidewalk into the early morning hours, music and bass being heard in neighboring residences even when the doors were closed, and many complaints of egregious behavior during the Covid-19 pandemic; additionally for-hire vehicles were frequently blocking the street on this residential block leading to horns honking; there was an order of suspension of the liquor license for Princepessa SoHo LLC in January/2022 (Case 136700) and additional disciplinary action

by the NYSLA at the 12/10/2025 full board hearing (Agenda items 020 and 021, Case numbers CS23-11635 and CS-25-10042) amounting to a \$10,000 civil penalty; and

- vi. **Whereas**, the principal was also a principal at Prinkipas LLC dba Lola Taverna (Lic ID #0340-23-137082) which operated just down the block from this location at the northeast corner of 6th Avenue and Prince Street from approximately 2018 to June/2025, which was also a source of major complaints during the extended pandemic period continuing until the time of its closure, as outlined in CB2M's resolution for their sidewalk café in [July/2019](#), the Applicant applied for extensive seating on the sidewalk consisting of 48 seats at the location, the prior operator had been a popular macrobiotic restaurant, Souen, which opened in 1971 and closed in January/2019 that had only 12 seats on the sidewalk; in addition, the Applicant also installed numerous operable doors on all three sides of the licensed premises as outlined in CB2M's resolution in [February/2019](#), these operable doors being left open late into the night, with patrons congregating around the sidewalk seating making the sidewalk impassable, causing life safety risks during the pandemic and having sustained negative quality of life impacts on the local residents; and
- vii. **Whereas**, CB2M received six letters in opposition to the instant application, all based on the extensive negative history with the principal at this location as well as his more recently licensed premises on Sixth Avenue (now closed), the principal not showing up before CB2M's SLA Committee to demonstrate how he will now be able to operate in a compliant manner and not have the operations at his restaurant cause a disturbance to neighboring residents, one of the managing partners stating that they will keep the doors closed and that they might enclose the sidewalk café area, seemingly unaware that the platform is on public property and that the city is not permitting any new enclosed sidewalk cafés, this after also stating that they would have no outdoor seating; the partners stating that they would be running the operation and were excited to have the opportunity to have their own restaurant, it remaining unclear what the financial makeup of the LLC would be, residents strongly objecting to awarding any liquor license to Cobi Levey at the location based on the negative history at the location, that it would not be in the public interest to have the same operator that had such a negative impact on the quality of life of area residents in the past at this same location to be granted another liquor license here; and
- viii. **Whereas**, while CB2M did not have an issue with the application as presented – a full-service, neighborhood steakhouse closing at 1 AM, background music only, operable doors/windows closed at all times and no outdoor seating – there were serious concerns about the character and fitness of the Applicant/principal due the extensive disruption to quality of life for area residents caused by the way his previous restaurant at this location had been operated under his ownership, in addition to the negative impact his other nearby restaurant also had on residents, the principal not appearing before CB2M to offer any reason as to why CB2M and area residents should trust that this new restaurant would operate differently from his past one at this location; there being no rationale provided to believe that things would be different other than a new chef and managing partners while the principal listed is the person who lacked the character and fitness to properly run his previously licensed premises at this location; and

THEREFORE BE IT RESOLVED that CB2M recommends denial of the application for an On-Premises Restaurant liquor license for **Prince Eatery LLC 199 Prince St 10012**; and

THEREFORE BE IT FURTHER RESOLVED that CB2, Manhattan respectfully requests that this item be calendared to appear before the Full Board of the NYSLA for determination.

Vote: Unanimous in favor (7 board members, 1 public member)

14. Talum LLC dba Salud 183 Grand St 10013 (WBC–Bar/Tavern)

- i. Whereas,** the Applicant and Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee #1 to present an application to the NYS Liquor Authority for a Tavern Wine license to operate a tavern serving Mediterranean tapas on the ground floor of a three (3)-story mixed-use building (c. 1910) on Grand Street between Mulberry and Centre Streets (Block #236/Lot #17) the building falling within the designated Special Little Italy District; and
- ii. Whereas,** the ground floor storefront premises is approximately 990 sq. ft. with 590 sq. ft. on the ground floor and 400 sq. ft. in the cellar, the cellar being accessed via a sidewalk hatch with no patron use; there are six (6) tables and 14 seats with one (1) bar and nine (9) seats for a total interior seated occupancy of 23 persons, the certificate of occupancy presented dated 1971 indicating retail store (UG6) on the ground floor with an occupancy of five (5) persons; the premises has one (1) primary door which will serve as patron ingress and egress and one (1) bathroom, there are several operable accordion doors running the length of the storefront premises; there is a 257 sq. ft. rear yard which is not part of the licensed premises and will not be used by patrons or staff at any time; and
- iii. Whereas,** the hours of operation will be from 10 AM to 11 PM Sundays through Thursdays and 10 AM to 12 AM Fridays and Saturdays; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security or doormen; and
- iv. Whereas,** the premises to be licensed has been previously unlicensed and had operated since 1911 until March 2020 as John Jovino Gun Shop which was the oldest gun retailer in New York City; and
- v. Whereas,** the Applicant has an extensive history with CB2M for the liquor license at this location going back to September/2023 which is outlined in CB2M’s [November/2024](#) resolution unanimously recommending denial of the application; the Applicant having moved forward with the Tavern Wine license application at the NYSLA, being granted a temporary license in August/2024 and opening in June/2025; CB2M receiving inquiries from Councilmember Christopher Marte’s office in early July/2025 regarding the unauthorized sidewalk seating at the location; the Tavern Wine application being heard by the NYSLA at its [February 18, 2026 NYSLA Full Board Hearing](#) at which time the Members of the Authority denied the application; and
- vi. Whereas,** following the NYSLA full board hearing the Attorney filed a new 30-day notice with CB2M for the instant application, the item was calendared for this month’s SLA Committee meeting, with the Applicant and his Attorney appearing, the Applicant, who previously did not reside in NYC, stating that he now has an apartment in the city and will be spending more time here, that he has hired an experienced manager to run day to day operations who knows New York State and NYC liquor license regulations, agreeing that there would be no use of the rear yard, sidewalk or roadway; and
- vii. Whereas,** a letter was received from a local resident who had written in when the application was initially heard in November/2024 to re-state her opposition and that of her neighbors to the application, stating the late closing hours of 2 AM requested in the application being too late for this largely residential neighborhood, there being both many elderly persons and families with young children that would be disturbed by the later hours; and
- viii. Whereas,** there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being **84 active licensed premises** and an additional 8 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, there remains significant concerns that the Applicant will be able to operate in a compliant manner, this application being for

the service of Beer and Wine only and thus not subject to the public interest standard of the 500 Foot Rule, the Applicant having agreed to close not later than 11 PM on weekdays and midnight on weekends to be in line with other restaurant hours in the area, while also removing the rear yard from the instant application and having no sidewalk or roadway seating; CB2M believing those conditions will mitigate the negative quality of life impacts to the residents while providing the Applicant the opportunity to demonstrate they can operate in a compliant manner; the Applicant currently has an arrangement with someone who is using the premises to sell Matcha during the day, the Applicant being unclear as to whether or not that arrangement will continue in the future; and

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

1. Will be advertised and operated as a Mediterranean tapas restaurant and bar with the kitchen open and substantial tapas food items available until closing every night.
2. The hours of operation will be 10 AM to 11 PM Sundays through Thursdays and 10 AM to 12 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
3. Will operate as a Mediterranean wine bar serving tapas and 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 staff use of the rear yard
5. Will not have any outside bars or any drinks to go during San Gennaro festival or any other time.
6. Will have no more than three (3) private parties per year.
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 9 PM every night, allowing only for patron ingress and egress.
10. Will not have patron occupancy/service to any portion of the cellar of licensed premises.
11. Will not have patron occupancy/service to any portion of the rear yard. Rear yard may be used by staff for cleaning of mats between 9 AM and 7 PM but will not be used by staff for breaks. No smoking in rear yard.
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. 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.

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a Tavern Wine liquor license for **Talum LLC dba Salud 183 Grand St 10013** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous in favor (7 board members, 1 public member)

15. The Wren New York LLC dba The Wren 344 Bowery 10012 (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID #0340-21-120341) (*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 12 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises liquor license in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 6 tables and 12 seats on Bowery between Great Jones and Bond Streets.
 2. Hours of operation for the Dining Out NYC sidewalk café will be from 12 PM to 11 PM Saturdays and Sundays and 3 PM to 11 PM Mondays through Fridays, these hours being consistent with what the Applicant had at this 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 **The Wren New York LLC dba The Wren 344 Bowery 10012** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (7 board members, 1 public member)

16. Yukimi LLC 247 Elizabeth St, north store 10012 (TW–Bar/Tavern) (*previously unlicensed*) (*renotification, appearance waived*)

- i. Whereas,** the Applicant originally appeared before Community Board 2, Manhattan’s (CB2M) SLA Committee #1 to present an application to the NYS Liquor Authority for a new Tavern Wine license in August/2025 to operate a Japanese Omakase restaurant in the ground floor of a five (5)-story mixed-use, tenement style building (ca. 1910) on Elizabeth Street between Prince and East Houston Streets (Block #508/Lot #38) located in the Special Little Italy District; CB2M unanimously recommended approval of the application in August/2025, the instant application being a renotification as more than 270 days has passed since the original 30-day notice to CB2M; and

- ii. **Whereas**, the ground floor premises is approximately 300 sq. ft. and will have one sushi counter with 11 seats and no additional tables or seats for a total seated occupancy of 11 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; and
- iii. **Whereas**, the premises to be licensed is a previously unlicensed location operating with various retail stores, most recently operating as a pop-up clothing store, prior to that as a perfume store; and
- iv. **Whereas**, the Applicant's hours of operation will be Sundays through Saturdays (7 days a week) from 5 PM to 11 PM, music will be background only from iPods/CDs/streaming services; there will be no TVs, no DJ's, no promoted events, no live music or scheduled performances, and no cover fees; there is no outdoor seating as part of this application; and
- v. **Whereas**, there already are a significant number of licensed establishments in both Community Board 2 and in the immediate area, there being **63 active licensed premises** within 750 feet of the proposed premises to be licensed according to LAMP and an additional 8 pending licenses within this same area, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule, the hours and method of operation being reasonable with the Applicant stating they do not intend to file for a full liquor on-premises license in the future; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Tavern Wine License, with those stipulations as follows:
 - 1. Will operate as a Japanese Omakase restaurant having less than a full kitchen with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be from Sundays through Saturdays (7 days a week) from 5 PM to 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 recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 - 6. Will not have televisions.
 - 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 - 8. Will not install or have French doors, operable windows or open facades.
 - 9. Will not make changes to the existing façade except to change signage or awning.
 - 10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 - 11. Will 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.
 - 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.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the Tavern Wine license for **Yukimi LLC 247 Elizabeth St, north store 10012**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” on the NYSLA Liquor License.

Vote: Unanimous in favor (7 board members, 1 public member)

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

17. Ambleside Partners LLC dba Gospel 281 Lafayette St 10012 (OP–Restaurant) (Method of Operation and Alteration: Restaurant to Tavern, add DJ, Additional Bar)

Whereas, prior to this month’s Community Board 2, Manhattan’s (CB2M) SLA #1 Licensing Committee Meeting on April 7, 2026, the Applicant requested **to lay over** this application to May/2026 and will resubmit the application for consideration at a future CB2M 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 **Ambleside Partners LLC dba Gospel 281 Lafayette St 10012** **until** the Applicant has presented their application in front of CB2M’s SLA Licensing Committee and CB2M has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2M should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (7 board members, 1 public member)

18. Center for Emerging Culture Inc and September Hospitality Management Inc dba Lightning Society 45 Howard St aka 427 Broadway, floors 2, 3 10013 (WBC–Catering Establishment)

Whereas, prior to this month’s Community Board 2, Manhattan’s (CB2M) SLA #1 Licensing Committee Meeting on April 7, 2026, the Applicant requested **to lay over** this application to May/2026 and will resubmit the application for consideration at a future CB2M 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 **Center for Emerging Culture Inc and September Hospitality Management Inc dba Lightning Society 45 Howard St aka 427 Broadway, floors 2, 3 10013** **until** the Applicant has presented their application in front of CB2M’s SLA Licensing Committee and CB2M has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2M should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (7 board members, 1 public member)

**19. 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 (CB2M) SLA #1 Licensing Committee Meeting on April 7, 2026, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2M should they decide to proceed at some time in the future; and

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

Vote: Unanimous in favor (7 board members, 1 public member)

20. 222 Cassiel LLC dba Crispy Heaven 222 Lafayette St 10012 (OP–Restaurant) (Class Change)

Whereas, following this month’s Community Board 2, Manhattan’s (CB2M) SLA #1 Licensing Committee Meeting on April 7, 2026, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2M should they decide to proceed at some time in the future; there had been community opposition to the application due to the Applicant’s lack of outreach and having signed stipulations with CB2M in April/2025 that they agreed would become part of the liquor license which specifically included that they would have no outdoor seating as this was important to the residents and then the Applicant served wine in their sidewalk café in September/2025 and applied with NYC DOT for sidewalk seating in December/2025 as part of the Dining Out NYC program without returning to either the community or CB2M beforehand; the local Community asking the Applicant to show that they can comply with the stipulations before asking for an upgrade to the liquor license and the Applicant agreeing to withdraw the application at this time; 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 **222 Cassiel LLC dba Crispy Heaven 222 Lafayette St 10012** **until** the Applicant has presented their application in front of CB2M’s SLA Licensing Committee and CB2M has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2M should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (7 board members, 1 public member)

Respectfully submitted,

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

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Drishaan Jain, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

SLA LICENSING COMMITTEE 2

The SLA Licensing Committee #2 of Community Board 2, Manhattan, held an in person, non-hybrid meeting at 6:30 PM on Thursday, April 9, 2026 at Northwell Greenwich Village Hospital, 200 West 13th Street.

Committee Board Members Present: D. Raftery (Chair), K. Bordonaro, C. Flynn, P. McDaid, B. Pape, Dr. S. Smith

Committee Board Members Present arriving late: C. Booth

Committee Public Member Present: L. Veldhuis

Committee Board Members Absent with Notice: E. Olson

Committee Public Member Absent with Notice: B. Ely

RESOLUTIONS:

1. **Manor Estate Wines USA LLC dba Secret Wine Garden 61 Carmine St 10014 (WBC–Tavern)** (*previously unlicensed*)
 - i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for a Tavern Wine license to operate a daytime café and evening wine bar in the ground floor of block-through six (6)-story mixed-use building with (c. 1900), the storefront premises being on Carmine Street between 7th Avenue South and Bedford Street (Block #582/Lot #61); and
 - ii. **Whereas**, the ground floor premises is approximately 300 sq. ft.; there will be approximately 10 tables and not more than 24 seats and one (1) bar with not more than 12 seats for a total seated patron occupancy of not more than 36 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed without operable doors or windows that open out to the sidewalk; there is no outdoor seating included with the application, the Applicant agreeing with the local block association that there will be no future roadway seating and that they intend to apply under the Dining Out NYC program for sidewalk seating immediately adjacent to the building if permitted; and
 - iii. **Whereas**, the proposed hours of operation will be from 7 AM to 11 PM Sundays through Thursdays and 7 AM to 12 AM Fridays and Saturdays; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes or movable barriers and no security personnel or doormen; and
 - iv. **Whereas**, the premises, which has never previously been licensed for the service of alcohol, was most recently operated as an office space, the mixed-use building consisting of approximately 36 walk-up

residential units, this being a loss of dry retail that provided a service to the residents in the building and immediate area, the Applicant planning to bring a daytime food and coffee establishment to the area in addition to an evening wine bar; and

- v. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being **79 active licensed premises** and an additional 3 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; the Applicant nonetheless having met with the local block associations (Carmin Street Block Association and Central Village Block Association) and reaching an agreement with them as to hours and method of operation and outdoor seating; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the new Tavern Wine liquor license, with those stipulations as follows:
1. Will be advertised and operated as daytime café and evening wine bar with the kitchen open and food available until closing every night.
 2. The hours of operation will be 7 AM to 11 PM Sundays through Thursdays and 7 AM to 12 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
 5. Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 10 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
 6. Will not have roadbed seating in the future.
 7. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 8. Will not have televisions.
 9. Will have not more than 24 private parties per year
 10. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 11. Will not install or have French doors, operable windows or open facade
 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 may be occasional ticketed events for classes such as wine and cheese pairings.
 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.

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a new Tavern Wine liquor license for **Manor Estate Wines USA LLC dba Secret Wine Garden 61 Carmin St 10014** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and

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

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

2. Romae LLC dba Romae 57 7th Ave S 10014 (WBC–Restaurant) (Transfer)

- i. Whereas**, the Applicant appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for a Restaurant Wine license to operate a family friendly Italian and Argentinian restaurant in the ground floor of a four (4)-story mixed-use building (c. 1928) on 7th Avenue South between Bleecker and Morton Streets (Block #587/Lot #20, the building falling within NYC LPC’s Greenwich Village Historic District Extension II; and
- ii. Whereas**, the ground floor premises is approximately 700 sq. ft.; there will be five (5) tables and 14 seats and one (1) bar with three (3) seats for a total seated occupancy of 17 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; the store front has sliding glass doors that open out to the sidewalk; the Applicant intending to apply for sidewalk seating under the Dining Out NYC program consisting of not more than 8 (eight) tables and 24 seats; and
- iii. Whereas**, the proposed hours of operation will be from 11 AM to 11 PM Sundays through Saturdays (7 days a week); music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers, no security personnel or doormen; any future sidewalk seating will close by 11 PM which is consistent with what had operated at the location under the old DCWP program; and
- iv. Whereas**, the premises was most recently operated with a Restaurant Wine license under Sabor Argentino Corp (Lic ID #0240-23-140209, exp. 6/30/2027) from approximately 2020 to recently, the instant application being an asset purchase with the method of operation remaining essentially the same; and
- v. Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being **117 active licensed premises** and an additional 5 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and
- vi. Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the new Restaurant Wine liquor license, with those stipulations as follows:
 1. Will be advertised and operated as full-service Italian and Argentinian restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 11 AM to 11 PM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.

5. Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 11 PM every day. No patrons will remain after stated closing hour. **No exterior music, speakers or TVs.**
6. There will be 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 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 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: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
14. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
15. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a Restaurant Wine liquor license for **Romae LLC dba Romae 57 7th Ave S 10014** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous in favor: (7 board members, 1 public member)

3. **4 Charles Street Restaurant LLC dba 4 Charles Prime Rib 4 Charles St 10014** (OP–Restaurant) (Change in Method of Operation: Extend roadbed hours) (Lic. ID #0340-22-104246)
 - i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 for a Change in Method of Operation to their existing On-Premises Restaurant liquor license for a fine dining restaurant serving American cuisine focusing on steak and fish in a three (3)-story mixed-use building with basement-level retail (c. 1910) on Charles Street between Greenwich Avenue and Waverly Place (Block #611/Lot #56), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
 - ii. **Whereas**, the Change in Method of Operation is to extend the hours of their roadbed café, which consists of 2 tables and 8 seats, from a closing time of 10 PM nightly to 11:30 PM, the Applicant having originally applied to add roadbed seating as part of the Dining Out NYC program to their licensed premises in [May/2025](#), at the time agreeing to close at 10 PM nightly as CB2M has been asking of all Applicants in residential neighborhoods where outdoor seating did not previously exist in order for CB2M to evaluate the full impacts of the Dining Out NYC program on the immediate neighborhood; and
 - iii. **Whereas**, the local block association (West Village Residents Association) and nearby residents wrote letters and spoke against the increase in hours, citing that the Applicant removed their roadbed a month past the deadline last Fall, that this is a residential block and, while this is a fine-dining restaurant, that eight people can still create a disturbance to neighbors; the Applicant providing a petition with

numerous local signatures in support of the 11:30 PM closing, CB2M not being aware of any specific complaints regarding noise, sidewalk congestion or rowdiness at the location; and

iv. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2M to address the Change in Method of Operation that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises liquor license in addition to any other existing stipulations, with those supplementary stipulations as follows:

1. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 2 tables and 8 seats on Charles Street between Greenwich Avenue and 7th Avenue South.
2. Hours of operation for the Dining Out NYC roadway seating will be from 11 AM to 11:30 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
7. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
8. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Change in Method of Operation application to the existing On-Premises liquor license for **4 Charles Street Restaurant LLC dba 4 Charles Prime Rib 4 Charles St 10014** **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: 5 board members in favor; 2 board members (B. Pape, K. Bordonaro) and 1 public member (L. Veldhuis) opposed

4. Sweet Pineapple LLC 108 W 14th St 10011 (OP–Restaurant)

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant liquor license to operate a Chinese restaurant in the ground floor of a three (3)-story mixed-use building (c. 1910, altered 2012) on West 14th Street between 6th and 7th Avenues (Block #609/Lot #34); and
- ii. **Whereas**, the ground floor premises is approximately 4,500 sq. ft., with 2,250 sq. ft. on the ground floor and 2,250 sq. ft in the basement, the basement being connected by both an interior and exterior stairway with no patron use of the basement; there will be 20 tables and 54 seats and one (1) bar with ten (10) seats for a total seated occupancy of 64 persons and a legal occupancy of 74 persons; there is one (1) entrance serving as both patron ingress and egress and three (3) patron bathrooms; there are existing French doors that open out to the sidewalk; there is no outdoor seating included with the application and no plans to have outdoor seating in the future; and

- iii. **Whereas**, the Applicant's hours of operation will be 11 AM to 11 PM Sundays through Saturdays (7 days a week); music will be recorded background music only from iPods/CDs/streaming services; there will be no TVs, no dancing, 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 had previously been licensed for the service of beer and wine only since approximately 2016 to the present under liquor license under ABMW Food Inc. dba Auntie Guan's Kitchen 108 (Lic ID #0240-22-100648) and prior to that had been unlicensed for the service of alcohol; 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 On-Premises Restaurant liquor license, with those stipulations as follows:
1. Will be advertised and operated as a full-service Chinese restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 11 AM to 11 PM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 6. Will not have televisions.
 7. Will close all doors and windows at 10 PM, allowing only for patron ingress and egress.
 8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 9. Will not make changes to the existing façade except to change signage or awning.
 10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 11. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
 12. 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 **28 active licensed premises** and a 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 **Sweet Pineapple LLC 108 W 14th St 10011** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to

by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor (7 board members, 1 public member)

5. Hungry Llama LLC dba Hungry Llama 679 Washington St 10014 (WBC–Restaurant) (Alteration and Change in Method of Operation: DONYC–Sidewalk, Roadway) (Lic. ID #0240-25-100287)

- i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for a Change in Method of Operation and an Alteration to the existing Restaurant Wine license to add a sidewalk café and a roadway café consisting of 34 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 Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the On-Premises Restaurant liquor license, with those stipulations as follows:
 1. Will operate a full-service restaurant, specifically café and marketplace serving breakfast and lunch/dinner with the kitchen open and full menu items available until closing every night in addition to a market area with seasonal vendors.
 2. The hours of operation will be 7 AM to 10 PM Sundays through Thursdays and 7 AM to 12 PM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will be open to the public at all times inclusive of conference rooms.
 4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 5. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk and roadway café operating under the Dining Out NYC program consisting of not more than 6 tables and 14 seats on the sidewalk and 8 tables and 20 seats in the roadway on Washington 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.
 6. Sidewalk and roadway cafés 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.
 7. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
 8. Will have no more than two (2) television(s) no larger than 60" for the viewing of cooking shows. There will be no projectors.
 9. Will close all doors and windows at 9 PM every night, allowing only for patron ingress and egress.
 10. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
 11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 12. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman
 13. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the Change in Method of Operation and Alteration to the existing Restaurant Wine license for **Hungry Llama LLC dba Hungry Llama 679 Washington 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 stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license

Vote: Unanimous in favor (7 board members, 1 public member)

- 6. Ruby’s West Village LLC dba Little Ruby’s Cafe 225 W 4th St 10014** (OP–Restaurant, Lic. ID #0340-23-138523) (Alteration)
 - i. Whereas**, the Applicant and the Applicant’s Representative appeared before Community Board 2, Manhattan’s SLA #2 Committee to present an application for an Alteration to the existing On-Premises Restaurant liquor license at their family friendly restaurant open for breakfast, lunch and dinner in the ground floor of a four-story mixed use townhouse building (ca. 1910) with a single story extension on a triangular corner of Seventh Avenue and West 4th Street in Greenwich Village, this building falling within NYC LPC’s designated Greenwich Village Historic District; and
 - ii. Whereas**, the alteration application is to expand into the adjacent storefront which had been operating as a FedEx location since at least 2009, the added storefront is located in the above-grade first floor of the townhouse, the combined ground floor storefront premises is roughly 5,690 sq. ft. with 1,375 sq. ft. in the cellar, 2,465 sq. ft. on the ground/basement floor and 1,850 sq. ft on the 1st floor; there are 43 tables and 108 seats, two (2) bars with 18 seats, 20 seats in the enclosed sidewalk café and 38 seats in the unenclosed sidewalk café for a total seated patron occupancy of 182 persons; there is one entrance serving as patron ingress and egress, four (4) emergency exits and three (3) patron bathrooms, the front façade consists of operable windows that open out to the sidewalk; and
 - iii. Whereas**, there will be no change in method of operation, the restaurant hours of operation will remain from 9 AM to 12 AM Sundays through Thursdays and 9 AM to 2 AM Fridays and Saturdays and will serve breakfast, lunch and dinner; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no DJs, promoted events, private parties, scheduled performances or cover fees, velvet ropes or movable barriers, no TVs and no security personnel or doormen; and
 - iv. Whereas**, adjacent residents wrote and appeared in opposition to the application citing past work being done at the premises by the Applicant without the proper Department of Building or Landmark Preservation permits, residents having to look out at their trash area which is often overflowing, there being questions as to how they will manage the trash with the additional patrons if it is not being managed properly currently, the West Village Residents Association noting yet one more loss of dry retail space in the community; the Applicant stating that they would work to add more containerization to the trash area and that any violations had been corrected; and
 - v. Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan as part of the Alteration application which will be incorporated into the “method of operation” of the On-Premises liquor license, with those stipulations as follows:
 1. Premises will be operated as a family friendly restaurant serving breakfast, lunch and dinner with the kitchen open until at least 10:30 PM nightly food available until closing every night.
 2. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.

3. The hours of operation will be from 11 AM to 11 AM Sundays through Thursdays and 11 AM to 2 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
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 with no more than 4 tables and 8 seats on West 4th Street, 14 tables and 28 patron seats on 7th Avenue South and one counter with two seats within the property line on 7th Avenue South which will operate with the same hours as the Dining Out NYC sidewalk seating.
5. Will abide by all rules and regulations of the Dining Out NYC program including all clear path requirements and that all service will be from within the sidewalk café boundaries.
6. Unenclosed sidewalk café and exterior seating within the property line will close no later than 10 PM. All tables and chairs will be secured at this hour. No exterior music, speakers or TVs.
7. Pre-existing enclosed sidewalk café consisting of 10 tables / 20 seats which was licensed with the Department of Consumer Affairs follows the same hours as the interior restaurant. There will be no speakers in the enclosed sidewalk café.
8. No roadbed seating.
9. Will ensure that there is a sufficient number of containers to containerize ALL garbage and will maintain the trash area in a clean manner on a daily basis.
10. Primary entrance will be located on 7th Avenue with entrance through the enclosed sidewalk café.
11. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
12. Will not have televisions.
13. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
14. Will not have patron occupancy/service to any portion of the cellar of the licensed premises.
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, security personnel or doormen.
19. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
20. Will appear before CB2, Man. once a procedure is put in place for the enclosed sidewalk café under Dining Out NYC.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the alteration application to the existing On-Premises Restaurant liquor license for **Ruby’s West Village LLC dba Little Ruby’s Cafe 225 West 4th St 10014**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license

Vote: Unanimous in favor (7 board members, 1 public member)

7. **Carmine Street Beers Inc dba Carmine Street Beers 52A Carmine St 10014 (WBC–Tavern) (Alteration)**
- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s (CB2M) SLA Committee #2 to present a re-submission to the NYS Liquor Authority of the identical application for an alteration of its existing Tavern Wine license to extend its license to a 170 sq. ft. rear yard behind its storefront as the Applicant presented to CB2M in [July/2023](#); and
 - ii. **Whereas**, the rear yard has never been licensed for the service of alcohol, has never been operated for eating and drinking purposes and the rear yard is surrounded by residential apartments; and
 - iii. **Whereas**, the licensed premise operates as a Beer Bar and Retail Store specializing in providing specialty beers from around the world within a small ground floor storefront (approximately 750 sq. ft. with ancillary 284 sq. ft. basement, the basement being for storage only with no patron use) within a 5-story residential tenement style building on the residential block of Carmine Street between Bedford and Bleecker Streets (Block #527/Lot #56), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
 - iv. **Whereas**, the storefront and building is zoned for residential use/occupancy, the storefront being a non-conforming, pre-existing business use, which prior to the advent of the license in 2016 operated for years as a printing business, the historic designation report for the rear portion of the storefront indicating that the rear portion of the building was designated for residential apartments with no commercial connection to the rear yard, the letter of no objection from the NYC Dept. of Building permitting interior use/occupancy only; and
 - v. **Whereas**, other businesses similarly situated on this same block as the instant storefront have in the past sought to extend their licensed business in the rear yard, with the NYC Department of Building rejecting and not permitting such extensions, there being no alternative means of egress from the rear yard other than through the storefront doorway raising issues of safety, the Applicant here not even demonstrating a path or architectural/engineering plan allowing for such use/occupancy in the rear yard, instead stating that he will get it at some point in the future, this being the same statement made by the Applicant when he appeared in September/2022 for the exact same application; and
 - vi. **Whereas**, when the Applicant appeared in September/2022 the application was opposed by the local block association, the block association citing the concern over noise in the rear yard with residential apartments and bedroom windows being located adjacent to and surrounding the rear yard, as well as the concern that the non-conforming use/occupancy of the storefront being in a residential zone does not permit such use/occupancy to expand as it is being requested; and
 - vii. **Whereas**, the Applicant appeared before CB2M for this identical application most recently in [July/2023](#), at which time CB2M recommended denial of the application and asked that it be calendared to be heard by the Members of the NYSL Authority for a determination; the item was heard at the NYSLA Full Board hearing on 11/28/2023, agenda item 027, at which time the Members of the Authority recommended approval of the application; the Applicant later withdrew the application from the NYSLA in March/2025 as the work in the rear yard had not been completed; and

THEREFORE BE IT RESOLVED that, being that none of the facts or circumstances of the instant application have changed since CB2M heard the application in July/2023, CB2M continues to recommend **denial** of the alteration application for **Carmine Street Beers, Inc. dba Carmine Street Beers, 52A Carmine St. 10014**; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2M would waive its usual request that this item be calendared to appear before the Full Board of the NYSLA as it is CB2M's belief that since 11/28/2023 when the Members of the Authority made a determination on the initial application no changes have been made to the application; and

Vote: Unanimous in favor (7 board members, 1 public member)

8. The Beer Garage II LLC dba The Beer Garage 118 Christopher St 10014 (OP-Restaurant) (Class Change)

- i. Whereas,** the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #2 to present an application for a Class Change of the existing Restaurant Wine license (Lic ID # 0240-23-142192) to On-Premises full liquor to continue to operate a craft beer bar and restaurant on the ground floor of a mixed-use, five (5)-story walk-up tenement-style building (c. 1885) on Christopher Street between Bedford and Bleecker Streets (Block #588/Lot #47), the building falling within NYC LPC's designated Greenwich Village Historic District; and
- ii. Whereas,** the premises is approximately 1,100 sq. ft.; there are three (3) tables and 15 seats and one (1) bar with 13 seats for a total seated patron occupancy of 28 persons; there is one (1) entry which serves as patron ingress and egress, one (1) alarmed emergency exit to the residential lobby of the building and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. Whereas,** the hours of operation will be from 1 PM to 11 PM Sundays, 3 PM to 11 PM Mondays through Thursdays, 2 PM to 12 AM Fridays and 12 PM to 12 AM Saturdays; music will remain quiet background only consisting of music from iPod/CDs/streaming services; there are six (6) TVs no larger than 20", there will continue to be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen; and
- iv. Whereas,** members of the public came to speak both in favor and in opposition to the application, those speaking in opposition to the application cited that the Applicant had installed a service window and drink ledge on the exterior in the front façade without Landmarks approval, the Applicant had been using the operable window for the service of beer and wine with seats placed on the sidewalk at the drink ledge, essentially operating like an exterior bar in derogation of their stipulations stating that they would have no outside seating outside of pandemic-related roadbed seating, the Applicant also currently having an A-frame sign on the sidewalk advertising a private back yard; those speaking in favor were local residents who frequented the establishment stating that it was a casual and comfortable neighborhood spot; the Applicant stating that they had changed the front window recently so that it no longer is operable and have removed any seating that was on the sidewalk, the rear yard is not used and it will be removed from the A-frame, the residents who frequent the bar stated they had not used or seen the rear yard in use; and
- v. Whereas,** the complaints regarding the past method of operation were about the operable window and the unpermitted seating on the sidewalk, the Applicant having now corrected those issues and has agreed to not have any sidewalk, roadbed or backyard seating as part of the public interest of the instant application to upgrade to a full liquor license; the only changes to the interior method of operation is a reduction in hours from Sundays through Thursdays to close at 11 PM; and

vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:

1. Premise will be advertised and operated a craft beer bar and restaurant.
2. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
3. The hours of operation will be 1 PM to 11 PM Sundays, 3 PM to 11 PM Mondays through Thursdays, 2 PM to 12 AM Fridays and 12 PM to 12 AM Saturdays. All patrons will be cleared and no patrons will remain after stated closing times.
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. The premises will have no more than 6 television(s) no larger than 20" (there will be no projectors)
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will not install or have French doors, operable windows or open facades.
9. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
10. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
11. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
12. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doormen.
13. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
14. Will appear before CB2, Manhattan 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 and public convenience would be served by the granting of a liquor license at this location where there already are a significant number of licensed establishments in Community Board 2 and in the immediate area, there being **87 active licensed premises** and 4 pending licenses according to LAMP within 750 feet of the subject premises, the Applicant having corrected the operable window and removed the outdoor seating on the sidewalk which was never permitted, the agreed upon stipulations being reasonable and the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premises Restaurant liquor license in the name of **The Beer Garage II LLC dba The Beer Garage 118 Christopher St 10014** unless the statements presented by the Applicant are accurate and complete and that all the conditions and stipulations agreed to by the Applicant are incorporated into the "method of operation" of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license..

Vote: 6 board members, 1 public member in favor; 1 board member opposed (B. Pape)

9. Fiftyone Merchants LLC 49 Grove St, basement 10014 (OP–Catering Establishment)

- i. Whereas**, the Applicant and the Applicants’ attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for a new Catering Establishment liquor license to operate a private dining venue for catered events within the basement of a six (6)-story mixed-use building (c. 1889) located on Grove Street between 7th Avenue South and Bleecker Street (Block #591/Lot #40), this building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. Whereas**, the basement premises is roughly 1,850 sq. ft., the Applicant will be able to provide food for and accommodate 50 persons, as is required for operating with a catering liquor license, but will operate with less than 50 persons, the seating being flexible and determined by the event but there will not be more than 8 tables and 60 seats at any time, there is one entrance used for patron ingress and egress and two patron bathroom; there is no patron access to the cellar; and
- iii. Whereas**, the agreed upon hours of operation will be Sundays through Thursdays from 8 AM to 11 AM and Fridays and Saturdays from 8 AM to 1 AM; the premises will operate as a private dining venue and not be open to the public, music will be quiet background only consisting of music from iPods/CDs/streaming services, there will be no DJs or live music, no promoted events, no cover fees, no velvet ropes, no movable barriers and there will be no TVs; and
- iv. Whereas**, the Applicant, who operates six other very popular restaurants in the immediate vicinity of the instant application in CB2M with Via Carota being located upstairs from the instant application (*Fiftyone Merchants LLC dba Via Carota, Lic ID #0340-22-10315*; *Fiftytwo Merchants LLC dba Pisellino, Lic ID #0370-24-126325*; *I Sodi LLC dba I Sodi Lic ID #0340-23-12867*; *JMWilliams LLC dba Buvette, Lic ID #0340-22-1042991*; *Officina 1397 LLC dba Bar Pisellino, Lic ID #0370-24-130839*; *Fifty Merchants LLC dba The Commerce Inn, Lic ID #0340-22-112446*), was most recently before CB2M in October/2025 to add sidewalk seating under the DiningOut NYC program to their locations, at which time local residents voiced their complaints about the lack of perimeters around the sidewalk cafés and the extensive lines blocking the sidewalk at many of their locations, the Applicant agreeing to add the perimeter demarcations and institute an electronic notification system in an effort to mitigate the lines; residents from the immediate area of the instant application raised concerns about for-hire vehicles further congesting the narrow, residential street as there are frequently already issues at Via Carota caused by for hire vehicles, in addition to the lines there and at Pisellino, the Applicant agreeing to direct all for-hire vehicles to 7th Avenue South and is continuing to work on a system to eliminate the lines at their other premises; and
- v. Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of their liquor license and those stipulations are as follows:
 1. Premises will be operated and advertised as a catering establishment offering private dining and events with the ability to prepare food for and serve 50 persons
 2. Hours of operation will be from 8 AM to 11 AM and Fridays and Saturdays from 8 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 and there may be DJs but at all times music will be at background levels, 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 direct for-hire vehicles to use 7th Avenue South for drop-offs and pick-ups and will include language in event contracts that designates 7th Avenue South for pick-ups and drop-offs.
 9. A doorman will be utilized for any events of 30 persons or more during evening exits.
 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 will keep current at all times required Permits and Certificates.
 12. Will not have dancing, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or metal barricades or security personnel/doormen.
 13. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 14. Will appear before CB2, Man. prior to submitting 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 **107 active licensed premises** within 750 ft. and 4 pending licenses according to LAMP, the Applicant working with the community to reduce the closing hours by one hour each night from what was originally requested and is addressing the concerns regarding traffic by directing for-hire vehicles to 7th Avenue South, the agreed upon stipulations and hours being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations and not extending the hours; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Catering Establishment Liquor License in the name of **Fiftyone Merchants LLC 49 Grove St, basement 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “method of operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor (7 board members, 1 public member)

10. West 11th Street Hospitality LLC 34 8th Ave 10014 (OP–Restaurant) (Transfer)

- i. **Whereas**, the Director of Operations and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Committee #2 to present an application to the NYS Liquor Authority for an On-Premises Restaurant liquor license to operate a neighborhood bar and restaurant serving artisanal pizzas, appetizers and salads in the ground floor of a four (4)-story, mixed-use building (c. 1900) on 8th Avenue between Jane and West 12th Streets (Block #625/Lot #56), the building falling within NYC’s LPC designated Greenwich Village Historic District; and
- ii. **Whereas**, the storefront is approximately 1,200 sq. ft. (800 sq. ft on the ground floor and 400 sq. ft. in the cellar, the cellar being accessed by an internal staircase); there will be approximately 11 tables with 40 seats and one (1) bar with 17 seats on for total seated occupancy of 57 persons; there is one (1) entry area serving as patron ingress and egress and one (1) patron bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there is no outdoor seating included with this application – the Applicant stating they are unsure whether or not they will be applying for outdoor seating in the future; and
- iii. **Whereas**, the agreed upon hours of operation will be Sundays and Mondays from 12 PM to 12 AM, Tuesdays and Wednesdays from 12 PM to 1 AM and Thursdays through Saturdays from 12 PM to

2 AM; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be (3) TVs no larger than 36", there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel/doormen; and

- iv. **Whereas**, the premises had most recently been licensed under 34 8th Avenue LLC dba Anfora (Lic ID #0340-22-104910, exp 4/30/26) which operated as a quiet Italian restaurant with an emphasis on Italian wines from 2010 through early 2024; the premises has been branded as Arthur and Sons Italian American Club since April/2024, which when it opened was described as “the newest venture from third generation, Michelin starred, Italian American chef, restaurateur and cookbook author Joe Isidori” in *Secret NYC*, Arthur and Sons, a red sauce Italian restaurant (Lic ID #0340-22-112010), having opened its restaurant next door to the instant application at 38-40 8th Avenue in June/2022; and
- v. **Whereas** the local block association (Jane Street Block Association) met with the Director of Operations and submitted testimony raising concerns about the application, those concerns were regarding the initially requested 2 AM closing 7 days a week, that while Anfora had those hours they rarely operated past midnight or 1 AM and their clientele rarely caused a disturbance to neighbors, they were additionally concerned as the submitted questionnaire listed live DJs and TVs which sets a completely different tone than how Anfora operated, the Director of Operations saying the DJs was a mistake; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “method of operation” of the On-Premises Liquor License, with those stipulations as follows:
 - 1. Premise will be advertised and operated as a full-service restaurant serving pizzas, appetizers and salads with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be Sundays and Mondays from 12 PM to 12 AM, Tuesdays and Wednesdays from 12 PM to 1 AM and Thursdays through Saturdays from 12 PM to 2 AM. No patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. Will not have televisions.
 - 5. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 - 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 have no more than three (3) televisions no larger than 36". There will be no projectors and TV will operate in “closed caption” mode only without sound.
 - 8. Will have not more than 20 private parties per year.
 - 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 and will comply with all NYC Landmark Preservation Commission regulations.
 - 13. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
 - 14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 - 15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.

16. Will not have: dancing, DJs, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doormen.
17. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
18. Will continue outreach to both West Village Residents Association and Jane Street Block Association if requested.
19. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

- vii. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest and public convenience would be served by the granting of a liquor license at this location where there already are a significant number of licensed establishments in Community Board 2 and in the immediate area, there being **55 active licensed premises** listed on LAMP within 750 feet of the subject premises, the Applicant agreeing to reduce their operating hours during the week and affirm that they will not operate as a sports bar, with TVs operating without sound at all times, the agreed upon stipulations being reasonable and the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premises Restaurant Liquor License in the name of **West 11th Street Hospitality LLC 34 8th Ave 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA Liquor License in order to create public interest for the issuance of this liquor license.

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

- 11. Lupe’s East L.A. Kitchen, Inc 110 6th Ave 10013** (OP–Restaurant) (Corporate Change) (*appearance waived*)

- i. **Whereas**, the instant application is for a Corporate Change due to the addition of a member at 20% to the corporation, the original two members will remain as the majority holders in the corporation; and
- ii. **Whereas**, the Applicant came before Community Board 2, Manhattan for their original liquor license in December/2000, which CB2 unanimously recommended be approved, there were no stipulations done at that time, the Applicant affirming in writing that there will be no change to the method of operation and the restaurant has been enjoyed by the community for over the past 25 years; the area was posted and no one sent letters or came to speak on the application; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Corporate Change to the existing Tavern Wine license for **Lupe’s East L.A. Kitchen, Inc 110 6th Ave 10013** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” on the NYSLA Liquor License.

Vote: Unanimous in favor: (7 board members, 1 public member)

- 12. Pesh LLC dba Dame 87 MacDougal St 10012** (OP–Restaurant) (Alteration: Dining Out NYC-Sidewalk) (Lic ID #0340-23-139277) (*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 MacDougal Street between Bleecker and West Houston Streets.
 2. Hours of operation for the Dining Out NYC sidewalk café will be from 12 PM to 10 PM Sundays through Saturdays.
 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 **Pesh LLC dba Dame 87 MacDougal St 10012** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (7 board members, 1 public member)

13. West 4th & Barrow LLC dba The Spaniard 190 W 4th St 10014 (OP–Restaurant) (Alteration: Dining Out NYC-Sidewalk) (Lic ID #0340-22-111797) (*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 32 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises liquor license in addition to any other existing stipulations, with those supplementary stipulations as follows:

1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 13 tables and 26 seats on West 4th Street between Barrow and Jones Streets and 3 tables and 6 seats on Barrow Street.
2. Hours of operation for the Dining Out NYC sidewalk café will be from 12 PM to 10 PM Mondays through Fridays and 11 AM to 10 PM Saturdays and Sundays.
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 **West 4th & Barrow LLC dba The Spaniard 190 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.

Note: Unanimous in favor (7 board members, 1 public member)

14. Tapestry Management LLC 60 Greenwich Ave 10011 (OP–Restaurant) (Alteration: Dining Out NYC-Sidewalk) (Lic ID #0340-22-115088) (*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 Greenwich Avenue between 7th Avenue South and Perry Street.
 2. Hours of operation for the Dining Out NYC sidewalk café will be from 5 PM to 10 PM Sundays through Saturdays.
 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 **Tapestry Management LLC 60 Greenwich Ave 10011** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (7 board members, 1 public member)

15. French Roast Inc dba La Contenta Oeste 78 W 11th St 10011 (OP–Restaurant) (Alteration: Dining Out NYC–Sidewalk) (Lic ID #0340-23-130196) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises liquor license to add a sidewalk café consisting of 24 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises liquor license in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 6 tables and 12 seats on West 11th Street and 6 tables and 12 seats on 6th Avenue.
 2. Hours of operation for the Dining Out NYC sidewalk café will be from 8 AM to 10 PM Mondays through Thursdays, 8 AM to 11 PM Fridays and Saturdays and 10 AM to 10 PM Sundays, those hours being what was agreed to with CB2, Man. in January/2025, the premises having operated with unrestricted hours on the sidewalk 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 **French Roast Inc dba La Contenta Oeste 78 W 11th St 10011** to add seating under the Dining Out NYC program **unless** the statements the Applicant has

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

Vote: Unanimous in favor (7 board members, 1 public member)

16. Dante Grove St LLC dba Dante 79 81 MacDougal St 10012 (OP–Restaurant) (Alteration: Dining Out NYC-Sidewalk and Roadway) (*renotification, 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 (Lic. ID #0340-23-137961, exp. 10/31/2025) to add sidewalk and roadway seating as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises Liquor License in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 7 tables and 14 seats on MacDougal Street between Bleecker and East Houston Streets.
 2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 6 tables and 20 seats on MacDougal Street between Bleecker and East Houston Streets.
 3. Hours of operation for the Dining Out NYC sidewalk and roadway seating will be from 10 AM to 10 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café and/or Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
 8. Will follow all rules and regulations of the Dining Out NYC program including clear path requirements.
 9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing On-Premises liquor license for **Dante Grove St LLC dba Dante 79 81 MacDougal St 10012**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA liquor license.

Vote: Unanimous in favor (7 board members, 1 public member)

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

17. 20 Fonty LLC dba Fonty's Bodega 20 Christopher St 10014 (WBC–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on April 9, 2026, the Applicant's Attorney requested **to lay over** this application to May/2026 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **20 Fonty LLC dba Fonty's Bodega 20 Christopher St 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor: (7 board members, 1 public member)

18. JFNY 2 Inc dba Sushi Ichimura 39 E 13th St, 6th Fl 10003 (OP–Restaurant)

Whereas, prior to this month's Community Board 2, Manhattan's SLA #2 Licensing Committee Meeting on April 9, 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 **JFNY 2 Inc dba Sushi Ichimura 39 E 13th St, 6th Fl 10003** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor: (7 board members, 1 public member)

19. Cherry Club Hospitality LLC dba Cherry Club 141 W 10th St 10014 (OP–Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on April 9, 2026, the Applicant's Attorney requested **to lay over** this application to May/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 **Cherry Club Hospitality LLC dba Cherry Club 141 W 10th St 10014** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor: (7 board members, 1 public member)

20. West10West LLC dba West10West 242 W 10th St 10014 (OP–Restaurant) (Class Change)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on April 9, 2026, the Applicant's Attorney requested to lay over this application to May/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 **West10West LLC dba West10West 242 W 10th St 10014** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor: (7 board members, 1 public member)

21. RemyMidtown LLC dba Cheers Union Square 35 East 13th Street akak 119-121 University Place 10003 (OP–Tavern)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on April 9, 2026, the Applicant's Attorney requested to lay over this application to May/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 **RemyMidtown LLC dba Cheers Union Square 35 East 13th Street akak 119-121 University Place 10003** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor: (7 board members, 1 public member)

22. Double Dip LLC dba Balaboosta 611 Hudson St 10014 (OP–Restaurant)

Whereas, prior to this month's Community Board 2, Manhattan's SLA #2 Licensing Committee Meeting

on April 9, 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 **Double Dip LLC dba Balaboosta 611 Hudson St 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor: (7 board members, 1 public member)

23. C7 Ave South LLC dba Judy Z's 1 7th Ave S 10014 (OP–Restaurant) (Alteration: DONYC–Sidewalk)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on April 9, 2026, the Applicant's Attorney requested **to lay over** this application to May/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 **C7 Ave South LLC dba Judy Z's 1 7th Ave S 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor: (7 board members, 1 public member)

24. Zouk LTD dba Palma 28-1/2 Cornelia St 10014 (OP–Restaurant) (Alteration: DONYC–Roadway)

Whereas, prior to this month's Community Board 2, Manhattan's SLA #2 Licensing Committee Meeting on April 9, 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 **Zouk LTD dba Palma 28-1/2 Cornelia St 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed

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

Vote: Unanimous in favor: (7 board members, 1 public member)

Respectfully submitted,

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

DRAFT

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



Antony Wong, *Treasurer*
Emma Smith, *Secretary*
Drishaan Jain, *Assistant Secretary*
Mark Diller, *District Manager*

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

TRAFFIC AND TRANSPORTATION COMMITTEE

April 2026

The Traffic and Transportation Committee of Community Board #2, Manhattan met on Tuesday, March 24 at 6:30 p.m. in the CB2 Conference Room at 3 Washington Square Village and via Zoom.

Committee Members Present: Jeannine Kiely (Chair), Janet Liff (Vice Chair), Amy Brenna, Susan Gammie, Benjamin Listman, Lois Rakoff, and Shirley Secunda.

Committee Members Absent with Notification: Stella Fitzgerald, Rocio Sanz, and Antony Wong.

Committee Members Absent: none

Public Committee Members Present: Joseph Flahaven

Public Committee Members Absent with Notification: Dan Miller

Public Committee Members Absent: none

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

Elected and Agency Representatives: Kate Scherer (Lower Manhattan Borough Planner, NYC DOT). Nicole Barth with State Senator Erik Bottcher.

MINUTES

[NYC DOT presented its Proposed Bike Facility and Network Improvements on Lafayette/4th Avenue, Astor Place, East 8th Street and West 13th Street.](#)

There currently is no southbound protected bike lane south of Union Square and limited east-west protected bike lanes. In terms of timing, NYC DOT plans to resurface Lafayette/4th Avenue, Astor Place and East 8th Street this spring, providing an ideal time to make changes. The project seeks to

improve pedestrian safety, create additional pedestrian space and upgrade the quality and connections of the bike network.

In April 2025, CB2 unanimously passed a resolution in support of expanding the two-way bike lane on Lafayette Street from Prince Street to Astor Place, widening the entire two-way bike lane to ten feet, painting the bike lane on Broadway and studying other ways to improve pedestrian and cyclist safety on Lafayette Street. ([See April 2025 CB2 Board Package, pages 111-113.](#))

Following is a summary of the proposed DOT changes.

A. Lafayette / 4th Avenue

On Lafayette and 4th Avenue, NYC DOT is proposing several changes:

- **Bike Lanes:** Expanding the bike lane from five to 10 or 11 feet and making it two-way.
- **Car Travel Lanes:** Eliminating one travel lane along the corridor.
- **Car Turn Lanes:** Adding left and right turn lanes to keep traffic flowing. The city will add left turn lanes on Prince, E. Houston, and Great Jones streets by repurposing four to five parking spaces per block and adding right turn lanes on Bond and E. 4th streets by repurposing approximately six parking spaces per block.
- **Pedestrian Improvements:**
 - Installing Leading Pedestrian Interval and Split Phase Signal Timing at left turn intersections.
 - Adding three sidewalk extensions on the east side of Lafayette (approx. around what would be 5th & 6th streets) and the east side of 4th Ave (between 10th and 11th streets and between 11th and 12th streets.)
 - Adding nine concrete islands in late 2026 / 2027.
 - Committing to a signal/crosswalk/stop sign study at Jersey Street, as requested by [CB2 in our August 2025 resolution.](#)
- **Amenity Zones:** The city will add an Amenity Zone between the bike lane and western parking lane. This will provide space for bike/delivery bike parking, micromobility loading zones, future trash containerization, greening and potential other uses. CB2 has asked for more renderings and examples.

The following chart summarizes the proposed changes by geographic part in CB2:

Lafayette / 4th Avenue, Summary of Physical Changes by Location

Cross Streets	Bike Lane	Car Lane	Parking Lane	Amenity Zone	Pedestrians
Prince to E 8th	Expand from 5' to 9', 2-way. Move Citibike to South of Astor Pl from Wegmans and Houston/ Prince rack to west side	Reduce from 2 to 1 lane and add turn lanes	Maintain parking on east & west sides	Add 10' amenity zone	Add sidewalk extension on east side b/n what would be 5th & 6th streets
E 8th to E 9th	Expand from 5' to 10', 2-way	Reduce from 2 to 1 lane and add left turn lane	No change, no parking	Add 5' amenity zone	No change
E 9th to E 13th	Expand from 6' to 11', 2-way	Reduce from 3 to 2 lanes and add turn lanes	Maintain parking on east & west sides	Add 9' amenity zone.	Add 10' sidewalk extension on east side b/n 10th & 12th streets
E 13th to E 14th	Need details				

B. Astor Place (Broadway and Lafayette St.)

NYC DOT proposes to convert this 41 foot wide two-way street to a one-way eastbound street and to install a **14' wide** two-way bike lane on the northside of Astor Place. The remaining space will accommodate a 22' wide travel and parking lane. This will improve bike connections between Lafayette and Broadway.

C. E. 8th Street (Lafayette St. to Ave. A)

NYC DOT will extend the existing 5' bike lane east of Lafayette St. to Avenue A (in CB3.)

D. 13th Street (Broadway to Greenwich Ave.)

Currently, cars illegally park in the delineator protected bike lane. The city will replace the plastic delineators with a two-foot concrete barrier as well as expand the bike lane from six to seven feet.

Feedback

Below is a summary of the feedback by use:

- Bike Lanes – CB 2 requested information on two-way bike lane safety and the recommended width and design of these lanes. Some residents expressed safety concerns when crossing the street. What signage or other design changes can the city implement to address safety concerns with two-way bike lanes? Some residents requested that the two-way bike lane move to another avenue north of Astor Place, such as University Place, Broadway or 3rd Avenue.
- Citibike Racks – CB2 wants to ensure that the city implements our long-time request to move the Citibike Rack in Petrosino Square into the street, with this redesign. Can the

Citibike station on Lafayette between Houston and Prince be moved to the west side, adjacent to the bike lane?

- Travel Lanes – Concern about traffic flow even with the turn lanes. Bus users want to ensure this redesign will speed up the northbound bus service on Lafayette.
- Deliveries – Concern about deliveries needing to cross the two-way bike lane. And on 13th Street, will there be breaks in the concrete delineators to permit easier deliveries.
- Amenity Zones – Will these be planted or include [bioswales](#)? How can the design prevent illegal car parking in these zones?
- Outreach – CB2 and local residents requested that NYC DOT meet with local stakeholders including coordinating with FDNY, which DOT assured regularly is part of their redesign.

Business Session. CB2 T&T met in business session and voted unanimously to pass a resolution that “incorporates all the comments that we heard” at our March meeting, prior to DOT returning on April 28, 2026.

**Resolution to Share Feedback on the
Initial DOT Proposal for Bike Facility and Network Improvement on
Lafayette/4th Avenue, Astor Place, East 8th Street and West 13th Street**

Whereas:

1. In April 2025, CB2 unanimously passed a resolution in support of expanding the two-way bike lane on Lafayette Street from Prince Street to Astor Place, widening the entire two-way bike lane, painting the bike lane on Broadway and studying other ways to improve pedestrian and cyclist safety on Lafayette Street, ([See April 2025 CB2 Board Package, pages 111-113](#)) and in August 2025, CB2 unanimously passed a [resolution in support of safety improvements on Lafayette Street](#) at the T-intersection with Jersey Street;
2. In March 2025, NYC Department of Transportation (DOT) presented [Network Improvements on Lafayette/4th Avenue, Astor Place, East 8th Street and West 13th Street](#) to improve pedestrian safety, create additional pedestrian space as well as upgrade the quality and connections of the bike network.
3. DOT would implement these changes after the planned April 2026 repaving of these streets;

Overview of Proposed Changes

4. The proposed changes on Lafayette and 4th Avenue include:
 - a. Expanding the bike lane from five to 10 /11 feet wide and making it two-way’
 - b. Eliminating one car travel lane along the corridor while adding left and right turn lanes to keep traffic flowing;

- c. The addition of turn lanes would result in a reduction of four to six parking spaces per turn lane; the city will add left turn lanes on Prince, E. Houston. and Great Jones streets right turn lanes on Bond and E. 4th streets;
 - d. Installing several pedestrian improvements including, i) Leading Pedestrian Interval and Split Phase Signal Timing at left turn intersections, ii) three sidewalk extensions on the east side of Lafayette (approx. around what would be 5th & 6th streets) and the east side of 4th Ave (between 10th and 11th streets and between 11th and 12th streets), iii) nine concrete islands in late 2026 / 2027 and iv) a signal study at Jersey Street; and,
 - e. Adding Amenity Zones between the bike lane and western parking lane, which will provide space for bike/delivery bike parking, micromobility loading zones, future trash containerization, greening and potential other uses;
5. On Astor Place (between Broadway and Lafayette St.), DOT will convert the 41 foot wide two-way street to a one-way eastbound street and install a 14 foot wide two-way bike lane on the northside of Astor Place to improve bike connections between Lafayette and Broadway;
 6. On E. 8th Street (between Lafayette St. to Ave. A), DOT will extend the existing 5 foot bike lane east of Lafayette St. to Avenue A;
 7. On 13th Street (between Broadway to Greenwich Ave), DOT will replace the plastic delineators with a two-foot concrete barrier as well as expand the bike lane from six to seven feet.

Feedback

8. CB2 and meeting participants shared support for many of the changes but we also heard:
 - a. Concern about the safety of two-way bike lanes
 - b. Requests from some residents to move the two-way bike lane or the southbound portion of the 4th Avenue bike lane to University Place, Broadway or 3rd Avenue;
 - c. Requests to move the Citibike rack out of Petrosino Square and place all other racks on the same side of the street as the bike lane; and,
 - d. Concerns about traffic flow, bus flow, the ability to safely make deliveries and passenger drop-offs across from a two-way bike lane and the hardened concrete delineator on 13th Street, the impact on events at public venues along Lafayette, the need to coordinate with FDNY and the need to reach out to local stakeholders; and,
9. CB2 and the public requested additional information on the Amenity Zones – their design, potential use, ability to prevent illegal parking, add plantings and bioswales; and
10. CB2 and the public express significant concern about the working conditions of the e-bike delivery workers that convene in and around Astor Place.

Therefore Be It Resolved, Manhattan Community Board 2 appreciates the NYC Department of Transportation's responsiveness to our 2025 resolutions to add a two-way bike lane on Lafayette from Prince Street to Astor Place and safety improvements at Lafayette and Jersey streets;

Be It Further Resolved, CB2 looks forward to hearing the DOT's revised plans for Network Improvements on Lafayette/4th Avenue, Astor Place, East 8th Street and West 13th Street at our April 28, 2026 meeting and we encourage NYC DOT to provide feedback from its outreach and:

1. Share data on two-way bike lane safety, the recommended width and design of these lanes, potential signage and other design changes that the city can implement to address safety concerns;
2. Include plans to move the Citibike station in Petrosino Square into the street and move the Citibike station on Lafayette Street (between Houston and Prince streets) to the west side, adjacent to the bike lane;
3. Address concerns about traffic and bus flow;
4. Share potential signage and design changes to accommodate safe deliveries and passenger drop-offs across the two-way bike lane on Lafayette/4th Ave.;
5. Provide details on the plan for 4th Avenue between 13th and 14th streets;
6. Add breaks in the concrete delineators to permit easier deliveries on 13th Street;
7. Present additional renderings, design details and uses for the Amenity Zones, how the design will prevent illegal car parking and options for plantings and [bioswales](#);
8. Widen the two-way bike lane, taking space from the Amenity Zones, where possible; and,
9. Address how the design can improve the working conditions of the e-bike delivery workers that convene in and around Astor Place.

Respectfully submitted,

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