

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

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

FULL BOARD MINUTES

DATE: May 21, 2026

TIME: 6:30 P.M.

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

ATTENDANCE

BOARD MEMBERS PRESENT IN PERSON: Susanna Aaron, William Benesh, Carter Booth, Amy Brenna, Richard Caccappolo, Valerie De La Rosa, Chris Dignes, Arturo Fernandez, Mar Fitzgerald, Susan Gammie, Susan Kent, Jeannine Kiely, Patricia Laraia, Janet Liff, Benjamin Listman, Erika Olson, Brian Pape, Donna Raftery, Bo Riccobono, Rocio Sanz, Shirley Secunda, Eddie Siegel, Sean Sweeney, Antony Wong, Eugene Yoo (25)

BOARD MEMBERS PRESENT VIA ZOOM AND COUNTING TOWARD QUORUM: Keen Berger, Ed Ma, Chenault Spence (3)

BOARD MEMBERS PRESENT VIA ZOOM AND NOT COUNTING TOWARD QUORUM: Y. (Nina) Chen, Susan Wittenberg, (2)

BOARD MEMBERS ABSENT WITH NOTIFICATION: Katy Bordonaro, Anita Brandt, Stella FitzGerald, Cormac Flynn, David Gruber, Drishaan Jain, Ryder Kessler, Paul McDaid, Lois Rakoff, Sean Ryan, Frederica Sigel, Emma Smith, Dr. Shirley Smith (13)

BOARD MEMBERS ABSENT: [none] (0)

BOARD MEMBERS PRESENT/ARRIVED LATE: [none] (0)

BOARD MEMBERS PRESENT/LEFT EARLY: Mar Fitzgerald, Patricia Laraia Erika Olson (3)

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

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

MEETING SUMMARY

Meeting Date – May 21, 2026

Board Members Present – 30

In Person – 25

via Zoom Counting toward Quorum –3

via Zoom not Counting toward Quorum – 2

Board Members Absent with Notification – 13

Board Members Absent – 0

Board Members Present/Arrived Late – 0

Board Members Present/Left Early – 3

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PUBLIC SESSION

Re Redesign of Lafayette / 4th Avenue / Astor Place / 13th Street

Stanley Litow

- Concern that the proposal does not adequately address safety for seniors and the mobility-challenged. A 2-way bike lane is a threat to public safety here.
- Recommends that the downtown portion of the proposed protected bike lane be located on Broadway.
- Statistics about crashes do not capture the “near miss” events that scare children and seniors among others.

Gary Weitzer

- Safety concerns about a 2-way bike lane center on ebike riders not obeying traffic signals.

Nina Roberts

- Oppose the redesign proposal with a 2-way bike lane on Lafayette as extremely dangerous.
- Concern that key constituents in the immediate area were not consulted/not aware of the proposal, including FDNY firehouse on Great Jones, as well local stores.
- While the FDNY can use the bike lane in an emergency, it is dangerous in practice.

Susan Bloom

- A 2-way bike lane on Fourth Avenue is a danger for children including at the Grace Church School.
- It is difficult to gauge the speed of oncoming bikes.
- 2-way bike lane will interfere with deliveries to residences and businesses as well as emergency vehicles.
- Bus layovers occupy a lane on this Avenue.

Alexandr Neratoff

- Objects to the reduction from 2 travel lanes to 1 travel lane.

- Safety requires redundancy – if the single travel lane is obstructed, emergency vehicles cannot get through.
- Lafayette Street in this area is a key travel artery. And key arteries must have more than 1 travel lane. Even a single crash or obstruction would make the entire roadway impassible.

Robert Sokota

- Supports the 2-way bike lane.
- There is no safe southbound route for cyclists.
- The Broadway alternative is not safe because it is not a protected bike lane.

???

- Member of CB5 – travels through CB2 to reach destinations downtown.
- Supports the positive approach of the draft resolution – to be preferred over a “deny/unless” resolution.

Barak Friedman

- Supports the proposal because it will create pedestrian safety.
- Protected bike lanes are essential for children biking to school.
- A one-way bike lane makes no more sense than a one-way sidewalk.

Mary Clark

- The neighbors are not being heard in connection with this proposal.
- NoHo has changed dramatically in recent years. Moving traffic through the area must be made easier, not harder.
- Reducing Lafayette / Fourth Avenue to 1 travel lane is a non-starter.

Chris Sanders

- Frequent visitor by bike to this area.
- Supports the proposal because the Broadway alternative is not safe.
- The 2-way bike lane is needed by delivery vehicles.
- Opposing a protected 2-way bike lane disrespects the delivery workers who are important to our community.

John Treo

- Resident of CB3 just across Bowery – a close neighbor who commutes through CB2’s District.
- Supports the proposal – concerned for the safety of cyclists without the protected bike lane.

Rob Houtenbos

- Lafayette Street is already congested, and will become more congested once two large-scale construction projects on / near Great Jones Street begin active work.
- The proposal creates risks to pedestrians, especially seniors.
- If the 2-way bike lane is retained, the parking lane rather than a travel lane should be eliminated.

Susan Breindel

- New construction will bring many more residents, deliveries and workers.
- Better to remove a parking lane than a travel lane.

Serena Richard

- Crash statistics do not capture the feeling of motorized cyclists who do not obey traffic laws.

Gregory Bander – Stewart House President

- Supports protected bike lanes, but opposes a 2-way bike lane here.
- The downtown bike lane should be located on Broadway.
- Shareholders report many close calls not reflected in crash statistics.

Ojay Obinani - Trustee of the Grace Church School

- 22-year study at the University of Leeds concluded that 2-way bike lanes on a 1-way street were safer for cars and cyclists, but more dangerous for pedestrians.
- DoT refused to provide data behind its conclusions on safety of 2-way bike lanes.

Roger Skelton

- There is no enforcement of bike operators who are not following traffic laws.
- This proposal should be paused until there is a level of protection in the plan for pedestrians.

Frances Boswell

- The University of Leeds study is impressive. Concerns for new swarms of pedestrians on Lafayette Street.

Emily Jacobi – Transportation Alternatives

- No one should be fearful on the street.
- The Leeds Study did not concern protected bike lanes.
- Cyclists slow down when riding on a 2-way bike lane.
- Current situation puts delivery workers tremendously at risk.

- The use of rumble strips and signage to alert cyclists to pedestrian crossings is a good element.
- Broadway bike lane would not solve the current problems on Lafayette / Fourth Avenue.
- This approach worked on Dyckman Street uptown.

Tom Cuniff

- Lafayette Street functions as a highway in this corridor.
- Concern that there is no accountability for cyclists not obeying traffic rules.
- Proposal prioritizes convenience over safety. Other options are available.

Lora Tenenbaum

- A single travel lane on Lafayette / Fourth Avenue is not sufficient.
- Emergency vehicle access is crucial as SoHo buildings are vulnerable to fire, and elderly residents need access to ambulances.
- Supports eliminating a parking lane instead of a travel lane.

Dina Buturovic

- Having only 1 travel lane makes turns more dangerous.
- A study is not needed to see that this proposal will be bad for safety.

Cecil Scheib

- Broadway is not safe for cyclists.
- This proposal is worth a try to improve safety for children.

Mike McGuinness

- The proposal is baffling re safety given that half of Great Jones Street will be consumed by new construction.

Washington Square Park – Request that the Parks Department Share Proposals for Ways to Close the Park

Erika Sumner – Washington Square Association

- Association fielded a survey “Washington Square Voices” that received 247 responses in a short time. Survey is a work in progress – will reach out to additional segments of the population (e.g. students from NYU and New School).
- Survey responses highlighted a number of issues as to what improvements are most needed, and which are consistent with the character of the Park.
- Survey respondents / neighbors want transparency and to have their voices heard.

- Recommends that CB2 hold additional meetings on any proposals under consideration, and to defer any vote until at least one subsequent meeting. Meeting should be preceded by CB2 outreach to various constituencies (e.g. the Conservatory, the Association, the Senior Centers in the area).

Sharon Woolums (as a member of the public)

- When the Park was redesigned in 2005, there was a decision not to include gates.
- Barricades are ugly.
- Compromise is needed – a chain link fence is a good solution.

David Siffert

- Concern that the resolution under consideration will lead to a less-inclusive public space.

Georgia Solvery Siemans

- Opposes the current resolution – the openness of the Park is not a design flaw.
- The draft resolution will lead to a more restrictive park.
- Considering different types of gates would not solve this problem.
- Recommends tabling this resolution.

SLA Applications for 45 Howard Street – Lightning Society (event space; private club)

Russ Hewitt

- Concern for the enormous scale of the proposed operations (between the two uses included in the two applications). Potential occupancy by 717 people at one time.
- Questions whether such high utilization can be squared with the standard for satisfying that the licenses sought are in the public interest.

Pam Laurie

- The uses of these two sets of spaces amount to a cultural playground.
- In 5 years of living nearby, there have been Zero noise complaints – that will change with this volume of use by a late night facility dedicated to the hospitality industry.
- This will have a negative impact on this small-scale mixed-use residential neighborhood.

Larry Kerwin

- Concern that bass from amplified sound will travel through the neighborhood.
- Concern for traffic noise from for-hire vehicles serving the patrons and interrupting the peaceful neighborhood.

David Sonaris

- Other Lightning Society location produced numerous noise complaints for late night disturbances.
- Especially concerned about noise from rooftop use.

Mark Williams

- This will not serve the public interest. Alcohol-related businesses have negative impacts on residential neighborhoods.

Maria Larssen

- Night life uses in this neighborhood should end at 11 pm.
- Concern that the Lightning Society and its patrons will not be invested in the character of the residential neighborhood.
- Concern for noise from late-night traffic jams.
- This type of operation belongs in another area, such as the Meatpacking District.

Renee Mackroff

- Concern over lack of a second means of egress. Plans lack detail.

Michael Kirk

- Traffic study was too narrowly focused.
- Concern for multiple ECB violations and the Stop Work Orders.

Ruba Abalima

- Current use of this space is already disruptive without a liquor license.
- Businesses have an obligation to respect the community – this use does not.

Lora Tenenbaum

- Hours should not exceed 10 pm.
- This 155 year-old building cannot contain the noise from these operations.

Pete Davies

- The applicant did reach out to the Broadway Residents Coalition, but not in a spirit of cooperation. Expects a better welcome from the Authority than the Community Board.
- Thanks Committee for its hard work.

SLA Application – 15 East 13th Street

Brian Pape (as member of the public)

- DoT ignored CB2's SLA stipulation in which this business agreed not to use outdoor space – CB2 should not ignore this prior agreement.

General Comments

Jacqueline Yang – Hudson River Park Trust

- Upcoming events and programming include:
 - Submerged Science Festival
 - Healthy on Hudson
 - Big City Fishing
 - Youth Pride Fest

Brandon Zwagerman – SoHo Broadway Initiative BID

- Hired Bryan Kirk – new field operations staffer
- Continue to monitor and file complaints re sidewalk and street activities without permits.
- BID hired a traffic consultant to review the DoT Canal Street redesign proposal – submitted proposals to DoT and CB2.
- Continue to seek enforcement of street vending violations.

Ann Hager

- Supports the expansion of the Lower Manhattan Community Middle School with resources for a diverse population including those with neurological as well as social and economic differences.
- This School will address the unmet needs of students from our District.

ADOPTION OF AGENDA

The agenda was adopted by acclamation.

ELECTED OFFICIALS' AND REPRESENTATIVES' REPORTS

Reports from Elected Officials and Representatives

Harvey Epstein – NYC Council, 2nd District

- Budget hearings scheduled in connection with the Mayor's Executive Budget.
 - Budget Hearing at the Committee for Consumer and Worker Protections, chaired by C-M Epstein, will go forward on Friday, May 29th.
- Expect to finalize the City Budget in the last 2 weeks of June (need to see the final budget adopted by the State in order to know what revenues can be expected to flow to the City).
- State budget includes changes to auto insurance laws.
- Heard from many constituents about the proposed 2-way bike lane for Lafayette Street.

- We need more time to study the 2-way bike lane – need more time to study the proposal.
 - Especially need more study for the portion of the proposal north of Astor Place.
 - Should go back to DoT to make sure that the community is heard, especially seniors, schools and other pedestrians concerned about safety. Understands that DoT is already working on implementation.
- Juneteenth event in the public space adjacent to Merchant’s House. Now known that there is evidence that Merchant’s House was a station on the Underground Railroad. Fitting location.

Lane Sohn – Office of Assembly-Member Deborah Glick – NYS Assembly, 66th District

- The Assembly passed the A-M’s bill to protect animals while in transit.
- The budget deal reached between the Legislature and the Governor includes an agreement to limit government cooperation with ICE.

Ovie Lattimore – Office of Mass Engagement

- Newly appointed Manhattan Borough Manager.
- Announcing a new initiative: “Organize NYC”
 - Intention is to continue to draw new populations and new voices into political conversations and civic engagement.
 - Focus on the hearings of the Rent Guidelines Board – encouraging public testimony, including at the upcoming Manhattan hearing on June 13th.

Andrew Chang – Manhattan Borough President’s Office

- Grants available for Not-For-Profits for outreach expenses.
- Expects to make Community Board appointments and re-appointments in late May or early June.
- MBPO celebrations:
 - Eid al Adha – May 26th
 - Jewish Heritage Day – May 28th
 - Pride Kickoff at the Whitney – June 5th

Conor Allerton – Office of Council Member Christopher Marte – NYC Council 1st District

- Rally on June 11th to advocate for creating a discounted Citibike membership for high school students
- Website includes the winning projects in the recently concluded Participatory Budgeting process.
- Seeking additional resources for trash collection in and around Petrosino Square.

ADOPTION OF MINUTES

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

BUSINESS SESSION

Chair's Report : Valerie De La Rosa

- Recognize with appreciation Board Member Brian Pape on the occasion of his last meeting as a member of CB2.
 - Always a thoughtful, steady, patient and reliable presence at Committee and Full Board meetings.
 - Enormous asset to the Landmarks Committee.
 - Guided the Board in its transition to the permanent Outdoor Dining program.
- Mourning Will Weider, who passed away last week. A memorial is expected in June.
- The Executive Committee meeting included a successful conflict resolution training from the New York Peace Institute, a facility recommended by the MBPO.
- The former Education and Human Services Committees will be merged as a joint effort going forward.

In the interim, there will be a meeting with Project Renewal to present its plans for the new Employed Women's Shelter ("Compass House") now under renovation on West 11th Street between Fifth and Sixth Avenues.

District Manager's Report: Mark Diller

- Thanks to NYU (Arlene Peralta, Valentine Goldstein, Dorothy Slater) for continued use of this convenient space.
- Thanks to Jon LeRoy for continued audio expertise.
- Bills concerning Community Boards returning for hearings at the City Council Government Operations Committee in June, including:
 - A bill to impose renewable term limits for the engagement of District Managers, and to allow Borough Presidents unilaterally to fire District Managers.
 - A bill to allow Council Members directly to appoint Community Board members without vetting or coordination with the respective Borough President's Office.
 - CB2 adopted a resolution concerning term limits for DMs in 2025.
- After Hours Variances
 - Routinely authorized and renewed without any opportunity to address concerns.
 - Congratulations to Sean Sweeney and Bonnie Lynn, who successfully convinced DoT to revoke the AHV for the former Scholastic Building – an egregious example of work ONLY done after hours (i.e. no work before 6 pm).
 - Previous attempt to rein in AHVs on Washington Street at Morton Street met resistance for a similar evening-only project.

- Direct appeal from constituents to John Raine (DoT Manhattan Borough Commissioner) was successful.
- Villate Interagency Task Force
 - Grateful to the District Attorney's Office for the continued support of both the Social Services and the Infrastructure and Quality of Life meetings to address local concerns.
 - Seeking to use the District Service Cabinet to pick up constituent complaints requiring multiple agencies' cooperation.
- Medal Ceremony honoring 6th Precinct Officers – Postponed from May 27th
 - Officers needed for Knicks Watch Parties.
- Visiting Neighbors Talent Show – June 13th.
 - CB2 will assist with judging.

STANDING COMMITTEE REPORTS WITH RESOLUTIONS

EXECUTIVE COMMITTEE

Resolution In Support of the Expansion of Lower Manhattan Community Middle School Into a Unified 6-12 Secondary School at 26 Broadway

Whereas:

1. [Lower Manhattan Community Middle School](#)¹ (LMC) [was founded in 1997 in Community Board 2 \(CB2\) as the Greenwich Village Middle School](#)² at P.S. 041, and later moved to P.S. 003 before finding its permanent home in the fall of 2010 at the 26 Broadway Educational Campus in Manhattan's Financial District where it continues to serve CB2 students;
2. LMC is a high-performing Education District 2 middle school that provides rigorous academics, arts programming and integrated special education supports, operating consistently at approximately 100% capacity, educating 330 students in grades 6 to 8;
3. Since 2017 LMC has been frequently attended by Middle Schools by students of Greenwich Village's only elementary schools, [drawing the highest enrollment rate of P.S. 003 students](#)³, with increasing demand from PS41 graduates;

¹ <https://lmc896.org/>

² <https://www.dnainfo.com/20100511/manhattan/greenwich-village-middle-school-moving-financial-district/>

³ <https://tools.nycenet.edu/snapshot/2022/02M003/EMS/#INFO>

P.S. 003 Charrette School (02M003) Frequently Attended Middle School



4. LMC has established a stable school culture, strong parent engagement, sustained academic success, and long-term administrative leadership, making it one of Lower Manhattan's most trusted public schools, scoring 100% - the highest score in the Family-School Trust category of the [2024-2025 NYC School Survey](#)⁴;
5. The 26 Broadway Educational Campus is located inside the Standard Oil Building, a 31-story, 520-foot-tall Renaissance Revival [landmark](#) in Lower Manhattan, that [serves three NYC public schools](#)⁵:
 - a. Richard R. Green High School serving approximately 430 students, with a capacity of 576, on floors one and two;
 - b. Urban Assembly School of Business for Young Women serving approximately 91 students with a capacity of 497, on floors four and five, [which will close in June 2026](#)⁶; and,
 - c. LMC serving approximately 330 students, with a capacity of 327, on floors six and seven;
6. The vertically configured educational facility creates significant operational limitations for LMC, including constrained elevator access, narrow stairwells, a shared gymnasium, no outdoor play yard, and limited common areas, requiring careful coordination of student movement and shared facility use;
26% Lower Manhattan Community Middle School
10% M.S. 255 Salk School Of Science
8% U.S. 104 Simon Baruch
8% New York City Lab Middle School For Collaborative Studies
7. Due to the deeply interconnected nature of our contiguous districts, CB2 and Manhattan Community Board 1 (CB1) have critical [infrastructure](#) concerns, including [transportation](#)^{8,9},

⁴ <https://tools.nycenet.edu/snapshot/2025/02M896/EMS/#RF>

⁵ https://dnnhh5cc1.blob.core.windows.net/portals/0/Capital_Plan/Utilization_Reports/Blue%20Book%202024-2025.pdf?sv=2017-04-17&sr=b&si=DNNFileManagerPolicy&sig=OjldQrtIyJ69sAtqecIwWyI1%2Bw8uRDEYO9rxRlaCE0U%3D

⁶ [https://nycdoe.sharepoint.com/:b:/r/sites/PEPArchive/Shared%20Documents/PEP/2025-2026/04-29-2026%20\(April%2029,%202026\)/School%20Utilization%20Proposals/Proposed%20Closure%20in%20M282/Amended%20Public%20Notice/M282%20Closure%20Amended%20Public%20Notice.pdf?csf=1&web=1&e=sm7fbZ](https://nycdoe.sharepoint.com/:b:/r/sites/PEPArchive/Shared%20Documents/PEP/2025-2026/04-29-2026%20(April%2029,%202026)/School%20Utilization%20Proposals/Proposed%20Closure%20in%20M282/Amended%20Public%20Notice/M282%20Closure%20Amended%20Public%20Notice.pdf?csf=1&web=1&e=sm7fbZ)

⁷ <https://web.miniextensions.com/api/public-attachments/LUO0d1BEC5zgaAqyneqF/recqXA3cY1n1qg1oz>

⁸ <https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/2025/12/CB2M-Resolution-Concerning-the-Proposed-Canal-Street-Redesign-2025-12-18.pdf>

⁹ <https://web.miniextensions.com/api/public-attachments/LUO0d1BEC5zgaAqyneqF/recxy8Sryl19OISj1>

[waterfront resiliency](#)¹⁰, and [education](#)^{11, 12, 13, 14}, and have a longstanding history of collaboration, including supporting one another's resolutions and efforts;

8. Manhattan Community Board 1 heard community testimony and passed resolutions in [March 2026](#)¹⁵ supporting the expansion of LMC to grades 6 to 12 and in [December 2021](#) insisting that any future educational planning for the building must account for student safety, emergency egress, pedestrian congestion, and coordinated use of limited shared resources;
9. In February 2026, New York City Public Schools (NYCPS) announced a proposal¹⁶ to co-locate a new high school at 26 Broadway in the space occupied by the closing of Urban Assembly School of Business for Young Women; and
10. In response, parents, alumni, students, educators and Lower Manhattan residents, including many Community District 2 families and community leaders, organized publicly in support of [EXPAND](#)¹⁷ [LMC](#) to urge NYCPS to expand LMC into a unified 6-12 secondary school rather than co-locate a new high school, which would enable coordinated operations, aligned schedules, shared supervision, centralized safety protocols, and efficient facility use, while leveraging an established leadership team, faculty, school culture, and community demand, thereby avoiding the higher costs, duplicative systems, and greater risks associated with creating and operating a separate new institution;
11. On April 27, 2026, NYCPS Chancellor Kamar H. Samuels withdrew the proposal for a new colocated high school from Panel for Educational Policy consideration and [publicly acknowledged](#) the need for more meaningful engagement with families and communities before advancing major school utilization decisions;
12. Manhattan Community Board 1 heard community testimony and passed resolutions in [March 2026](#)¹⁸ supporting the expansion of LMC to grades 6 to 12 and in [December 2021](#)¹⁹ insisting

¹⁰ <https://web.miniextensions.com/api/public-attachments/LUO0d1BEC5zgaAqyneqF/recIgtJZIDMvwArCE>

¹¹ <https://web.miniextensions.com/api/public-attachments/LUO0d1BEC5zgaAqyneqF/rec2aW7VTyuFNLlmq>

¹² <https://web.miniextensions.com/api/public-attachments/LUO0d1BEC5zgaAqyneqF/recGEMJ78aj9tgfYP>

¹³ <https://web.miniextensions.com/api/public-attachments/LUO0d1BEC5zgaAqyneqF/recKQe4JSbmcmuQoq>

¹⁴ https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/2021/01/1-January-2021_Schools-and-Education-Resolution-Resolutions.pdf

¹⁵ <https://web.miniextensions.com/api/public-attachments/LUO0d1BEC5zgaAqyneqF/recP3LEFIN72hH5eh>

¹⁶ [https://nyedoe.sharepoint.com/:b:/r/sites/PEPArchive/Shared%20Documents/PEP/2025-2026/04-29-2026%20\(April%202029,%202026\)/School%20Utilization%20Proposals/Proposed%20Closure%20in%20M282/Amended%20Public%20Notice/M282%20Closure%20Amended%20Public%20Notice.pdf?csf=1&web=1&e=sm7fbZ](https://nyedoe.sharepoint.com/:b:/r/sites/PEPArchive/Shared%20Documents/PEP/2025-2026/04-29-2026%20(April%202029,%202026)/School%20Utilization%20Proposals/Proposed%20Closure%20in%20M282/Amended%20Public%20Notice/M282%20Closure%20Amended%20Public%20Notice.pdf?csf=1&web=1&e=sm7fbZ)

¹⁷ <https://www.change.org/p/expand-lmc>

¹⁸ <https://web.miniextensions.com/api/public-attachments/LUO0d1BEC5zgaAqyneqF/recP3LEFIN72hH5eh>

¹⁹ <https://web.miniextensions.com/api/public-attachments/LUO0d1BEC5zgaAqyneqF/reciTeuMzLhvlyYuK>

that any future educational planning for the building must account for student safety, emergency egress, pedestrian congestion, and coordinated use of limited shared resources;

13. There are clear benefits to students enrolled in a 6-12 secondary school:

- a. [Educational research](#)²⁰ demonstrates that reducing the number of school transitions experienced by adolescents improves continuity of academic support, strengthens long-term student success, by mitigating the disruption commonly associated with the transition from eighth grade to ninth grade;
- b. Schools are able to scaffold academic expectations, counseling, arts instruction, and advisory programming over seven years, thereby strengthening both rigor and social-emotional continuity for students;
- c. Students benefit from sustained counseling relationships, longitudinal college and career advising, stronger peer continuity, and an increased sense of belonging during the most developmentally sensitive years of adolescence; and

14. LMC has maintained strong enrollment and family trust throughout its history, and families consistently express anxiety regarding the high school transition process, particularly families of students with Individualized Education Programs (IEPs), English Language Learners, and students from economically disadvantaged households, who face structural disadvantages within New York City's high school application system;

15. Arts-integrated high schools in New York City have demonstrated strong outcomes in student retention, attendance, and graduation rates, and LMC offers a distinctive combination of Advanced Placement coursework, full inclusion, and arts integration that does not exist at scale elsewhere in New York City;

16. LMC is uniquely accessible to families residing in Manhattan neighborhoods below 14th Street due to its proximity to multiple major transit lines, including the 1, 2, 3, A, C, E, F, M, N, R, W, J, and Z subway lines, as well as key bus routes such as the M1, M2, M3, M5, M6, M8, M9, M14A/D, M20, M21, M55, and M103, providing direct and frequent access for students and families across Lower Manhattan;

17. The impending availability of the Urban Assembly space, the demonstrated success of LMC, and the organized support of downtown public school families and the education community together create a timely and compelling opportunity for NYCPS to establish the first unified public 6-12 secondary school in lower Manhattan.

²⁰ <https://www.instituteoftheequity.org/resources-reports/improving-school-transitions-for-health-equity/improving-school-transitions-for-health-equity.pdf>

Therefore be it resolved that Community Board 2 Manhattan:

1. Strongly supports the expansion of Lower Manhattan Community Middle School (LMC) into a unified public 6-12 secondary school housed within the 26 Broadway Educational Campus using the space vacated by Urban Assembly School of Business for Young Women, with such expansion to occur under the current LMC administration, and oversight by the New York City School District 2 Superintendent;
2. Requests that any future school utilization planning for 26 Broadway prioritize coherent single-program building management, coordinated student scheduling, equitable access to shared facilities, emergency preparedness, and pedestrian safety surrounding the campus;
3. Insists that New York City Public Schools to engage LMC families, school leadership, local elected officials, Community Education Council District 2, and the Lower Manhattan community in a transparent and collaborative planning process regarding the long-term educational future of the 26 Broadway campus.

Prepared by Jeannine Kiely, former CB2 Chair and Chair of CB2 Schools and Education Committee, Patricia Laraia, Chair of CB2 Schools and Education Committee and Mar Fitzgerald, former Vice Chair of CB2 Schools and Education Committee.

Vote: Unanimous, 29 Board Members in favor.

LANDMARKS 1

1. ***31 Greene St. (SoHo Cast Iron District) – Application is to install an ADA chair lift and modify the sidewalk stairs.** (To be reviewed at LPC staff level.)
2. ***770 Broadway (NoHo Historic District) – Application is to install illuminated signage on exterior wall for ‘Bank of America ’at the corner of Broadway and W 8th St.**

Whereas:

- A. The existing, previously approved, signs are six-inch white letters with interior lighting; and
- B. The proposed sign has much the same appearance with a welcome improvement of halo-lit white letters of the same size similar to the lighting systems approved for a number of buildings in the district; now

Therefore, be it resolved that CB2 Manhattan recommends approval of the halo-lit lettering for two signs.

Vote: Unanimous, 29 Board Members in favor.

3. *134 Charles St. (Greenwich Village Historic District Extension) – Application is to replace doors and windows throughout the entire building on each of the 4 sides.

NOTE: The application was heard on May 14. It had numerous errors in the drafting and lacked a clear representation of the proposed windows. The consideration of the application was adjourned to the Business Session on May 18 in order for the Committee to have correct presentation materials and representations of the proposed windows.

4. *23 W. 12th St. (Greenwich Village Historic District) – Application is to replace the windows at the front façade. (To be reviewed at LPC staff level.)

5. *491 Broadway SoHo Cast Iron District – Application is to legalize the installation of windows without permits, and in non-compliance with a permit.

Whereas:

- A. The building has been a cooperative residence for a number of years and there is an assortment of non-historic windows on various floors, presumed to have been installed before designation; and
- B. One floor retains a historic wooden one over one double hung window; and
- C. Staff approval was given for replacement of windows on the primary facade that appear similar to the original windows with the usual fixed upper sash and casement lower sash and a pair of historic windows with a central division in a historic configuration at a fully visible secondary facade, and single pane windows in an enclosed, non-visible area; and
- D. Single pane windows which have no historic reference have been installed in the front facade and the proposal is to glue a strip of wood or other material at the middle to the window as a cosmetic remedy; and

- E. The proposal to use a cosmetic remedy of this sort or any other in a distinguished building in a historic district is without precedent and a totally unacceptable concept in the preservation of a historic building; and
- F. The historic design of a pair of windows with a vertical separation between them was approved for the secondary facade. Instead, two ill-proportioned, wide windows with a contemporary appearance were installed and the proposal to legalize the existing condition is unacceptable; and
- G. The owner is ultimately responsible to ensure that the specifications for approved renovations are carried out and must bear the responsibility for work that does not conform to approved plans and in this instance the error must be corrected by replacing the existing windows with those that conform to the approved design; and
- H. This building has no master plan, and a large assortment of non-historic windows have been installed, most of them presumably before designation, and they will surely require replacement over the coming years, and a master plan would ensure that the historic integrity of the building is restored and maintained; now

Therefore be it resolved that CB2 Manhattan recommends:

- A. Denial of the proposed remedy of a bar in the middle of the single pane windows to simulate a double hung window and that they be replaced with the approved historic windows; and
- B. Denial of the legalization of the secondary facade pair of windows and that they be replaced with the approved historic windows; and
- C. That the Commission use its good offices to encourage the cooperative to adopt a master plan for any future window replacement based on the approved designs for this application.

Vote: Passed, 28 Board Members in favor, 1 against (R.Sanz).

6. *26 Bleecker St. (Noho East Historic District – Application is to restore the facade, restore cornice on primary facades, replace windows, install new storefront infill to match the

historic configuration, construct a rooftop addition, add a non-visible light court to convert the building from commercial to residential.

Whereas:

- A. The conversion of the building from commercial to residential use will include restoring the upper facades with window replacement, installing a cornice above the ground floor, installing storefronts at the ground level, and adding a bulkhead and mechanics structure on the roof and removing a non-visible extension and corner to provide a light court; and
- B. The present condition of the walled-up ground floor will be reversed to a typical storefront and building entrance configuration; and
- C. The facade replacement will include masonry and terracotta conservation and restoration and replacing windows, including at the openings presently containing louvers, with aluminum windows in Essex green with simulated double hung sashes of historic design and the lower sash operating as a casement and certain lot line windows will be filled and the remaining ones restored; and
- D. Original elevations are available to provide a scheme for the restoration, especially to the ground floor; and
- E. The penthouse is set back 15' and minimally visible from a distant view consistent with other rooftop additions in the district, and the top of mechanical equipment above is xxx above the roof
- F. A top sheet metal cornice drawn from the original design will be added at the roof line; and
- G. At the ground floor, original the west central entrance will be restored and the storefronts, in the original wood design are to be restored including original or restored pilasters; and
- H. The cornice above the ground floor is derived from the original though unfortunately lacking the historic profile and detailing and is fitted with low profile uplights to wash the handsome pilasters; now

Therefore be it resolved that CB2 Manhattan recommends:

Approval of the thoughtful restoration with attention to historic detail provided that the ground floor cornice has the historic profile and details evident in the original renderings and historic photographs.

Vote: Unanimous, 29 Board Members in favor.

LANDMARKS 2

1.*144 Spring St. (Soho Cast-Iron Historic District)– Application is to construct a new two-story commercial building on a vacant lot.

Whereas:

A. The site has been vacant for a number of years and a permit was issued several years ago for an all glass two story building that was not built; and

B. The proposal is for a two-story building with a cast concrete frame recalling cast iron, glass window walls, and a penthouse with windows; and

C. The construction is prefabricated high performance concrete with columns recalling the cast iron columns of the district and spandrel grills at the bottom of windows on both floors and repeated as rooftop railing; and

D. The columns divide 13 bays of equal width on the Mercer Street side and three bays on the Spring Street side, each with filigree spandrels in the cast concrete and with signage in each bay, all together giving a busy, repetitive appearance; and

E. The ground floor is higher than the upper floor, atypical of the district, and there is no cornice above the ground floor creating the appearance of one building- high space with a platform and these conditions together defy rather than reference the district's characteristic ground floor storefront distinction; and

F. The numerous identical bays, spandrels, signs and lack of terminal elements at the sides and ground produce a disturbing repetitiveness that appears to have no beginning and no end; and

G. A railing, repeating the spandrel design, around the roof in line with the facade appears to be contrary to code requiring a setback and continues the objectionable repetition of this design element and is heavy without giving a terminating element as a cornice would provide; and

H. The concrete framing, intended to interpret cast iron with a modern material lack the visual weight of cast iron, appear to have scant detailing, mark the repetitiveness of the facades and, unlike cast iron, are delicate to the point of appearing deferential to the glass when if it were it more substantial it would carry the cast iron concept to a more satisfying appearance; and

I. Lighting proposed for the columns is an unwelcome and unnecessary element with so much glass and an interior so clearly visible, and the proposed fixtures would give inadequate illumination to “softly wash” the columns and would inevitably cause a haze on the windows; and

J. The delicate framing, together with the expansive glass and filigree spandrels and railing, gives the appearance of a transparent jewel box with a decorative top rather than a building of some substance.

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

A. The cast concrete structural elements have greater weight and detailing and a lighter color to more closely reference the cast iron elements on which they are modeled; and

B. The repetitiveness of the bays, spandrels, and advertising signs be relieved by varying the width of the bays, giving more importance to the entrances, and the elimination of a number of signs; and

C. There be a terminal element at the sides of the building where it meets existing structures.

D. The spandrels have a less decorative design more closely referencing the cast iron grills on which they are modeled; and

E. The rooftop guard railing be in a simpler design and be set back from the facade in accordance of LPC standards for low buildings in designated landmarks districts and the rooftop structure has two widow walls giving the appearance of a greenhouse; and

F. To nominally reference the storefronts that are a basic identity of the district and to establish a hierarchy and layering of the elements, the ground floor - in addition to display windows and entrances - should include a taller more substantial base/bulkhead grounded to the pavement and cornice that adds depth to the flat facade; and that the ground floor to floor height be significantly taller in relation to the second floor to floor height and with less glass than below.

Vote: Unanimous, 29 Board Members in favor.

2. *134 Charles St. (Greenwich Village Historic District Extension) – Application is to replace doors.

NOTE: The application was originally heard on May 14. It had numerous errors in the drafting and lacked a clear representation of the proposed windows. The consideration of the application was adjourned to the Business Session on May 18 in order for the Committee to have correct presentation materials and representations of the proposed windows.

Whereas:

A. The building is an industrial building that has undergone several conversions and different uses and is presently an office on the ground floor and residential above; and.

B. The random assortment of existing windows is in various configurations and the proposal seeks to unify the style; and

C. The proposed windows and doors are in one design style customized for the several different size openings and an integrated door.

D. The aluminum windows with steel frames, lites in assorted sizes and proportions, overly large mullions (approximately two inches), and a bronze finish all together do not give an historical industrial appearance

E. The steel frame industrial reference would be better represented with rectangular lites, narrow mullions and a black finish and there should be fewer windows in the rooftop structure; and

F. Modifications to the original presentation materials did not address concerns about the appropriateness of the windows to the historic industrial building; now

Therefore be it resolved that CB2, Man. recommends denial of the design of the windows and recommends that they be in traditional black steel with narrow mullions or that the aluminum frames proposed be in rectangular lites, narrow mullions and painted black.

Vote: Unanimous, 29 Board Members in favor.

PARKS AND WATERFRONT

Resolution Requesting the Department of Parks and Recreation (DPR) to produce and present alternatives to the French barricade system currently employed to enforce closure of Washington Square Park

WHEREAS:

1. The policy of New York City's Department of Parks and Recreation (DPR) is to close Washington Square Park (WSP) each night, as is done with all NYC parks.
2. DPR's policy is to close WSP nightly from midnight to 6am (which is posted on signs throughout the park) to enhance public safety, protect park infrastructure and manage resources.
3. Trespassers are subject to a police summons and fine, though patrols typically just notify those found in the park after hours that the park is closed and ask them to leave.
4. DPR currently communicates and enforces closure at WSP by means of temporary French barricades, typically locking them together and to the fences. At the Arch entrance on the north side of the park where Fifth Avenue terminates, the opening in the fence, which is 100' feet wide, is secured by placing a long, interlocked chain of French barricades.
5. The French barricades are not in keeping with the architectural design of WSP, which lies within a historic district. The French barricades are often haphazardly stored when the park is open. They are leaned against the fences next to the entrances during the day, they require personnel to install and remove them each evening and morning and, when the park is closed, they are easily dislodged and toppled when placed in the entrances, providing deniability to after-hours users who claim to be unaware that the park is not open.
6. Gates were an original element of the city-approved renovation design of WSP in 2005, but the renovation project itself was seen as controversial by some members of the community and DPR removed the gates from the final project as a means of compromise.
7. The temporary French barriers have been used to close the park for decades, despite recognition during the redesign of the park, presented and approved in 2005, that there should be landmarks approved design features incorporated into the park design. Therefore, the temporary nature of the French barricades allows landmark's regulations to be circumvented.

8. The question of installing a more permanent method for closure of WSP has been discussed at CB2 meetings several times since the park was renovated and new fences were installed, in or around 2005.
9. This committee has discussed the need to enforce park rules, including nightly park closure and means of doing so, in resolutions passed by the full CB2 board in July 2014 and April 2016.
10. In the wake of the Covid era, WSP has experienced waves of disruptive behavior after hours that have generated complaints to various City agencies, including the NYPD 6th precinct's Community Council and the Village Interagency Task Force. This behavior includes after-hours parties, music, fireworks, sleeping overnight, and drug use, including drug overdoses, all of which have led to renewed interest in the question of whether the existing chained temporary French barricade closures are effective both at safeguarding the public's enjoyment of the park and in communicating that the park is closed.
11. At the same time, Washington Square Park is renowned for its open atmosphere, lively groups of people, music and artistic expression, and there is concern that gates would interfere with this "vibe" that is so much a part of the character of the Park and the culture of Greenwich Village.
12. The redesign of WSP in 2005 was meant to further integrate the park into the neighborhood, and hence the fence around the park's perimeter was intentionally kept of low height. That open feeling should be reflected in the design of any park closure, with the goal of clearly conveying when the park is closed and hindering entry without preventing it.
13. Some members of our community believe that closing the park more efficiently, more effectively, and in a way that is aesthetically more in keeping with the design will not address the broader issues and underlying causes that lead to drug use and homelessness.

THEREFORE BE IT RESOLVED THAT COMMUNITY BOARD 2, MANHATTAN REQUESTS THAT:

1. DPR undertake the effort and expense to produce and present to the community alternatives to the temporary French barricade system that is currently employed to enforce closure of the park that align with the needs of DPR to operate and maintain Washington Square Park.
2. These alternatives be sensitive to community concerns, which include safety, inclusivity, efficacy, budget, and aesthetics in a historic district.
3. These alternatives run the gamut from simple chains with a "park closed" sign to more substantial and ornate gates that align with the historic design of the existing fence.
4. In support of the need for more effective means of closing the park in the overnight hours, both DPR and NYPD provide information and data that confirm the need for any form of blockade or obstruction at all to enforce closing hours as well as the manpower used to install and remove the French barricades each day and patrol the park each night because they are so easily and frequently dislodged.

5. DPR provide cost estimates and potential funding sources for each of the proposed designs it presents.

Vote: Passed, 23 Board Members in favor, 6 against (K. Berger, A. Brenna, C. Dignes, M. Fitzgerald, S. Gammie, P. Laraia).

SLA 1 LICENSING

1. **Caudalie USA Inc dba Caudalie 130 Greene St 10012** (WBC–Tavern) (*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 Tavern Wine license to operate an upscale spa with food service in the first floor and cellar of a six (6)-story mixed-use building (c. 1889) on Greene Street between Prince and Washington Streets (Block #513/Lot #7501), the building being located within NYC LPC’s designated SoHo-Cast Iron Historic District and NYC’s Special SoHo-NoHo Mixed Use District; and
 - ii. **Whereas**, the premises is approximately 2,875 sq. ft, the first floor premises is approximately 1,700 sq. ft. and is connected to the 1,175 sq. ft. cellar via an internal staircase; there will be 3 tables and 9 seats on the first floor and 5 tables and 11 seats in the cellar with no stand up bars on either floor, the majority of the premises being used as treatment rooms, the Certificate of Occupancy dated September 24, 1981 showing a legal occupancy of 12 persons on the first floor and boiler room and storage in the cellar with zero occupancy; the premises has one (1) door which will serve as patron ingress and egress and two patron (2) bathrooms; 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 10 AM to 7 PM Sundays through Saturdays (7 days a week) with the exception of private events, of which there will be not more than six (6), which may end not later than 9 PM; 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; and
 - iv. **Whereas**, the premises, which has never previously been licensed for the service of alcohol, most recently operated as a retail clothing store and from approximately 2009 to 2016 as an Alessi retail store; and

- v. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being **31 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 method of operation and hours being reasonable, the Applicant having operated another spa in CB2 under the same DBA since 2019 without any known issues; 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 license, with those stipulations as follows:
1. Will be advertised and operated as an upscale spa with food service.
 2. The hours of operation will be 10 AM to 7 PM Sundays through Saturdays (7 days a week) under normal operations and will close no later than 9 PM during private events. 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 have not more than six private events per year.
 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 not have televisions.
 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 9. Will not install or have French doors, operable windows or open facade
 10. Will not make changes to the existing façade except to change signage or awning.
 11. Will comply with NYC Department of Buildings Regulations and 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 license for **Caudalie USA Inc dba Caudalie 130 Greene St 10012** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous, 29 Boar Members in favor.

2. DOL F & C Corp dba Tofu Tofu 96 Bowery 10013 (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 Korean restaurant serving Korean fried chicken in the first floor of a five (5)-story mixed-use building (c. 1910) on Bowery between Hester and Grand Streets (Block #239/Lot #35), the building falling within NYC’s Special Little Italy District; and
- ii. Whereas**, the premises proposed to be licensed is approximately 3,956 sq. ft, with the first floor being approximately 1,978 sq. ft. connected via an internal stairway to a 1,978 sq. ft cellar, the cellar being used for storage purposes only with no patron use; there will be 15 tables with 66 seats and one (1) bar with no seats for a total seated patron occupancy of 66 persons; there is one (1) door which will serve as 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 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 10 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 are currently two (2) televisions which the Applicant stated they do not use and that he will remove; 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; and
- iv. Whereas**, the premises, which has never previously been licensed for the service of alcohol, has been operated by the Applicant under the same DBA since 2017 without the service of alcohol, the Applicant stating that customers have been requesting to have a drink with their meal; prior to 2017 the premises was operated as a Chinese restaurant, also without the service of alcohol; and

- v. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being **61 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 method of operation and hours being reasonable; 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 Korean restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 10 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 and will remove the two (2) currently installed TVs.
 7. Will not have patron occupancy/service to any portion of the basement 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 facade
 10. Will not make changes to the existing façade except to change signage or awning.
 11. Will get the Certificate of Occupancy completed prior to the service of alcohol.
 12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 14. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
 15. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
 16. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2M recommends denial of the application for a new Restaurant Wine license for **DOL F & C Corp dba Tofu Tofu 96 Bowery 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, 29 Boar Members in favor.

3. Mulberry Haus LLC dba Casa Mulberry 113 Mulberry St 10013 (OP–Restaurant)

- i. Whereas,** the Applicant appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant liquor license to operate a pizzeria restaurant in the ground floor of a five (5)-story tenement-style, mixed-use building (c. 1920) on Mulberry between Hester and Canal Streets (Block #206 / Lot #23), the building falling within NYC’s Special Little Italy Historic District; and
- ii. Whereas,** the ground floor premises is approximately 1,600 sq. ft.; there will be 17 tables and 57 seats and one (1) bar with eight (8) seats for a total seated occupancy of 65 persons and a legal occupancy of 74 persons; there is one (1) main entrance serving as both patron ingress and egress, one (1) entrance / exit into the kitchen and two (2) patron bathrooms; the store front infill being fixed without operable doors or windows that open out to the sidewalk; and
- iii. Whereas,** the proposed hours of operation will be 11 AM to 12 AM Sundays through Thursdays and 11 AM to 1 AM Fridays and Saturdays; music will be recorded background music only from iPods/CDs/streaming services; 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 use of the rear yard by patrons or staff now or in the future; there will be no sidewalk or roadbed seating; and
- iv. Whereas,** the premises to be licensed has most recently been licensed with an On-Premises liquor license from approximately 2021 to the present as 113 Mulberry Restaurant LLC dba Manero’s Pizza (Lic ID # 0340-23-133188) and prior to that was licensed under In Bocca Al Lupo Ltd (Lic ID #0340-170195782); the Applicant having grown up in the neighborhood and has a barber shop and office in the area and
- v. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new On-Premises Restaurant liquor license, with those stipulations as follows:

1. Will be advertised and operated as a full-service family restaurant focusing on New York style pizzas, light bites and biodynamic wines along with classic Italian cocktails with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 11 AM to 12 AM Sundays through Thursdays and 11 AM to 1 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will not have any use of the rear yard by patrons or staff for any reason now or in the future.
 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 not have patron occupancy/service to any portion of the basement of licensed premises.
 10. Will not install or have French doors, operable windows or open facades.
 11. Will not make changes to the existing façade except to change signage or awning.
 12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 15. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
 16. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
 17. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this location, there being **99 active licensed premises** and 9 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 **Mulberry Haus LLC dba Casa Mulberry 113 Mulberry St 10013** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 29 Board Members in favor.

4. Forget About Hospitality LLC dba Forget About It 168 Bleecker St 10012 (OP– Restaurant)

- i. Whereas,** the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant liquor license to operate a full-service Italian restaurant in the ground floor of a 11.5-story mixed-use building (c. 1896) on Bleecker Street at the southeast corner of Sullivan Street (Block #525 / Lot #7501), the building falling within NYC LPC’s designated South Village Historic District; and
- ii. Whereas,** the ground floor premises is approximately 2,000 sq. ft; there will be 22 tables and 52 seats and one (1) bar with 11 seats for a total seated occupancy of 63 persons and a legal occupancy of 121 persons; there is one (1) main entrance on Bleecker Street serving as both patron ingress and egress, an ADA-accessible entrance on Sullivan Street and an additional emergency means of egress through the service entrance on Sullivan Street, there are two (2) 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 12 PM to 12 AM Sundays through Wednesdays and 12 PM to 2 AM Fridays and 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; the Applicant met with the local block association, Bleecker Area Merchants’ and Residents’ Association, and garnered their support, agreeing to install cameras on the exterior of the premises if permitted to do so and to coordinate trash pickup with the surrounding business; and
- iv. Whereas,** the premises to be licensed has never previously been licensed for full liquor service and was most recently licensed with a Restaurant Wine license from approximately

2018 to 2020 as mega Pie Greenwich Inc dba Pieology (Lic ID #0240-18-100047) and following that was a Bubble Tea shop; 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 Italian restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 12 PM to 12 AM Sundays through Wednesdays and 12 PM to 2 AM Thursdays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
6. Will have not more than 24 private parties per year.
7. Will not have televisions.
8. Will use Bleecker Street as the primary means of ingress and egress. Sullivan Street will be used for ADA access.
9. Will close all doors and windows at 10 PM every night and any time the air conditioner is on, allowing only for patron ingress and egress.
10. Will not install or have French doors, operable windows or open facades and will comply with all NYC Landmark Preservation Commission regulations.
11. Will install exterior cameras, if permitted by both the landlord and LPC.
12. Will coordinate trash pick up with other businesses on the block.
13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
16. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
17. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.

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

- 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 **123 active licensed premises** and 8 pending licenses within 750 ft. of the premises proposed to be licensed according to LAMP, the agreed upon hours and stipulations being reasonable, the Applicant receiving the support of the local block association, 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 **Forget About Hospitality LLC dba Forget About It 168 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, 29 Board Members in favor.

5. Juicerie Nolita LLC dba Only the Wild Ones 19 Kenmare St, corner store 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 high fidelity listening bar, wine bar and café within the ground floor of a six (6)-story mixed-use building (c. 1900) on the southeast corner of Kenmare and Elizabeth Streets (Block #478/Lot #12), the building falling within the Special Little Italy District; and
- ii. **Whereas**, the ground floor premises is approximately 1,500 sq. ft., with 600 sq. ft. on the ground floor and 900 sq. ft. in the cellar, the cellar being connected by both an interior stairway with no patron use; there will be 11 tables and 26 seats and one (1) bar with seven (7) seats and a counter/rail with six (6) seats for a total seated occupancy of 39 persons and a legal occupancy of 74 persons, there is one (1) entrance serving as both patron ingress and egress, one (1) emergency exit 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 8 AM to 10 PM Sundays and 8 AM to 11 PM Mondays through Saturdays; music will be recorded music from iPods, CDs,

streaming services and utilizing a record player controlled by staff; all music will be at background levels only at all times utilizing a high-fidelity system with no subwoofers; 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; there will be sidewalk seating consisting of eight (8) tables and 30 seats on Kenmare Street which will end every night no later than 10 PM; and

- iv. **Whereas**, one of the Principal's of the instant application has been the principal/licensee of the premises proposed to be licensed since 2013, which has been, and continues to operate with a Tavern Wine license under Juicerie LLC dba The Wild Ones fka The Butcher's Daughter (Lic ID ##0267-23-137914, exp. 2/28/27) with the same hours and sidewalk seating; the Applicant also being the licensee of the storefront directly to the east (Juicerie Nolita LLC dba The Butcher's Daughter, Lic ID #0340-24-109612, exp. 3/31/28), the Principal/Licensee stating that the two premises will be operated as two separate and distinct business; and
- v. **Whereas**, the local block association, Bowery Block Association, and a nearby resident raised concerns about the application due to the over-concentration of full liquor licenses in the immediate area, there being 18 full liquor licenses within 350 feet of the premises proposed to be licensed, the instant application being a change in method of operation from a food-focused establishment with a beer/wine license to that of a listening bar/café with a full liquor license, as well as having issues with the manner in which the Principal/Licensee has been operating their sidewalk café by not maintaining the proper clear path, the sidewalk on Kenmare Street being very busy with pedestrians, the location being on a corner, the Principal/Licensee having planters outside the sidewalk seating further congesting the sidewalk, especially the corner area, the Principal/Licensee agreeing to arrange the planter(s) with the Block Association representative on site to a mutually agreed upon location; 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 On-Premises Tavern liquor license, with those stipulations as follows:
 - 1. Will be advertised and operated as a as a high-fidelity listening wine bar and cafe.
 - 2. The hours of operation will be 8 AM to 10 PM Sundays through Wednesdays and 8 AM to 11 PM Thursdays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café operating under the Dining Out NYC program consisting of not more than 8 tables and 30 seats. All outdoor patrons will be seated and any waitstaff will serve

only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.

5. Sidewalk café will close no later than 10 PM. All tables and chairs will be secured at this hour. There will be no host stands, bus or service stations on the sidewalk or in the roadbed. No exterior music, speakers or TVs.
 6. No roadbed seating.
 7. Will play recorded music from iPods, CDs, streaming services and utilizing a record player controlled by staff. Music will be at background levels only at all times utilizing a high-fidelity system with no subwoofers. 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 8 PM every night or anytime the music is playing, allowing only for patron ingress and egress.
 10. Will run this proposed licensed premises completely independent from Juicerie Nolita LLC dba The Butcher's Daughter, 19 Kenmare Street, East Unit (Lic. ID #0340-24-109612).
 11. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 12. Will not install or have French doors, operable windows or open facades.
 13. Will not make changes to the existing façade except to change signage or awning.
 14. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 15. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
 16. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 17. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
 18. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
 19. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.
- vii. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this location, there being **88 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 **Juicerie Nolita LLC dba Only the Wild Ones 19 Kenmare St, corner 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” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 29 Board Members in favor.

6. Just Pizza East Village LLC dba Aria Nova Pizzeria 190 Bleecker St 10012 (WBC– Restaurant) *(previously unlicensed)*

- i. Whereas,** the Applicant appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for a Restaurant Wine license to operate a pizzeria on the first floor of a six (6)-story mixed-use building (c. 1900) on Bleecker Street between 6th Avenue and MacDougal Street (Block #526/Lot #24), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. Whereas,** the ground floor premises is approximately 604 sq. ft. with approximately 304 sq. ft. on the ground floor and 300 sq. ft. in the cellar, the cellar being accessed via a sidewalk hatch and used for storage only with no patron use; there will be two (2) tables with ten (10) seats and no bars for a total seated occupancy of 10 persons; the premises has one (1) door which will serve as patron ingress and egress; there is no patron bathroom in the premises proposed to be licensed, the bathroom being for employees only and is located at the rear area of the kitchen, the kitchen occupying approximately the rear two-thirds of the premises; the store front infill being fixed without operable doors or windows that open out to the sidewalk; there is no outdoor seating included with the application and no plans to have outdoor seating in the future; and
- iii. Whereas,** the proposed hours of operation will be from 12 PM to 9 PM Sundays through Wednesdays, 12 PM to 10 PM Thursdays and 12 PM to 2 AM Fridays and Saturdays; music will be quiet background only consisting of music from iPod/CDs; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security personnel or doormen; and
- iv. Whereas,** the premises, which has never previously been licensed for the service of alcohol, has been operated as Percy’s Pizza, an inexpensive slice shop, for approximately the last 15 years; and

- v. **Whereas**, according to Section 48.4(d)(2) of the Rules of the Authority “Each premises licensed hereunder shall provide separate sanitary facilities for both sexes. The provision of such facilities may be waived by the Authority provided there is a satisfactory showing that such facilities are in an area adjacent or proximate to the licensed premises and available to the patrons thereof.” [Advisory 2022-24](#) states that “waivers of this requirement may be granted if the applicant demonstrates that 1) there are sufficient restroom facilities in, adjacent to and within reasonable proximity to the licensed premises when considered in relation to the occupancy of the licensed premises; and 2) any such restroom facilities are available for use by patrons of the licensed premises.”; and
- vi. **Whereas**, in the instant application, the Applicant is not only requesting a waiver of the two bathroom requirement, which is not uncommon in smaller premises, but is seeking a waiver of having any patron bathroom at all, the employee bathroom being located in the rear of the premises within the kitchen area, the Applicant having no plans to completely rearrange the kitchen in order to move the bathroom to the front area of the premises outside of the kitchen area; the storefront premises proposed to be licensed is not located in a food hall or other such space where there would be restroom facilities adjacent to or within reasonable proximity to the licensed premises, the Applicant suggesting that using a neighboring business’s restrooms might fulfill the restroom requirement; the Bleecker Street area of CB2M being an area that is heavily trafficked by not only residents but many tourists, a slice pizzeria being a place likely to draw many tourists for a quick bite, it being a disservice to their patrons to serve alcohol yet not provide any restroom facilities which is something that is notoriously hard to find in NYC; and
- vii. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being **124 active liquor licenses** within 750 feet of the proposed premises to be licensed and an additional 7 pending licenses within this same area according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; there appearing to be no viable way to accommodate a patron bathroom within the premises proposed to be licensed as required by the rules of the Authority; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the Tavern Wine license for **Just Pizza East Village LLC dba Aria Nova Pizzeria 190 Bleecker St 10012**; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2M respectfully requests that this item be calendared to appear before the Full Board of the NYSLA to not only consider the merits of the application itself, but also to determine

the applicability of Rule 48.4(d)(2) and the Applicant's request to waive this rule in its entirety or to utilize the neighboring business's bathroom in order to fulfill this requirement.

Vote: Passed, 28 Board Members in favor, 1 abstention (R. Sanz).

7. Center for Emerging Culture Inc and September Hospitality Management Inc as MGR dba Lightning Society aka SoHo Ballroom 45 Howard St aka 427 Broadway, floors 2 & 3 10013 (New Catering Establishment–Wine) (Lic. ID #NA-0246-26-106703) (*previously unlicensed*)

- i. **Whereas**, the Applicant, a not-for profit entity who has not previously held a liquor license in New York, appeared before Community Board 2, Manhattan's (CB2M) SLA Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for a Wine Catering Establishment liquor license to operate an event space on the 2nd and 3rd floors of a five (5)-story commercial building (c. 1871, altered 2008) on the southwest corner of Broadway and Howard Street (Block #231/Lot #8), one block north of Canal Street, this building falling within NYC LPC's designated SoHo-Cast Iron Historic District and the Special SoHo-NoHo Mixed Use District; this application was heard in conjunction with the Applicant's On-Premises Member's Club liquor license for the 4th and 5th floors and rooftop of the same building, the application for the two separate license classes are under the one Applicants name (Center for Emerging Culture Inc), the Applicant having leased the entire building aside from the ground floor retail space; and
- ii. **Whereas**, the 2nd floor and 3rd floor premises are approximately 2,500 sq. ft. each for a total proposed licensed premises of 5,000 sq. ft., neither floor having previously been licensed for the service of alcohol; the stated primary entry to the building is on Howard Street, the double door entry being approximately six (6) steps above grade, leading into a vestibule where patrons pass through another door to reach the proposed building stairs (**this stairway currently does not exist**) and can walk up to ALL floors of the building, there is an elevator that opens directly onto Howard street to provide ADA access to the ENTIRETY of the building, **the capacity of the elevator being for six (6) persons**, there is an additional street-level entry on Broadway which leads into the **ONLY currently existing building stairway**, providing access to the 2nd and 3rd floors along with the rest of the building; there are four (4) bathrooms on the 2nd floor and three (3) bathrooms on the 3rd floor for a total of seven (7) bathrooms; there is a 265 sq. ft. service pantry on the 2nd floor and a 138 sq. ft. service pantry on the 3rd floor, the Applicant stating they are able to prepare and serve food for a minimum of 50 guests as required by the NYSLA rules for a Catering Establishment; the submitted diagram showing a dumbwaiter that goes from the 2nd floor of the building to the 5th floor; the ground floor of the premises being used for dry retail and having a separate entry on Broadway, the current occupants of the ground floor being Hello82, a global K-pop brand that

collaborates with artists and fans through albums, merchandise, and interactive fan experiences at the premises; and

- iii. **Whereas**, the proposed hours of operation will be from 8 AM to 11 PM Sundays through Thursdays and 8 AM to 12 AM Fridays and Saturdays with the exception of special events which may have the hours of 7:30 AM to 12 AM Sundays through Thursdays and 7:30 AM to 2 AM Fridays and Saturdays; there will be live music, DJs and music from iPods/CDs/streaming services at background levels with the addition of amplified music; there will be patron dancing, there will not be TVs; as this is a catering establishment, the number of tables and chairs will vary depending on the event; the diagram showing a dumbwaiter going from the 2nd floor to the 5th floor, the Applicant stating they will remove the dumbwaiter as the 2nd and 3rd floors are required to operate independent of the 4th and 5th floors and rooftop which the Applicant also leases and is applying for Members Club liquor license; the proposed occupancy of the combined 2nd and 3rd floor during regular operations is 225 persons, there will be no outdoor queueing past 6 PM and there will be 2–4 security personnel on weekends, when there is a special event the proposed combined occupancy will be 400 persons, there may be queueing past 6 PM and there will be additional security personnel, the Applicant stating there will be no more than 10 special events per year between his proposed two licensed premises (the instant application for a Catering Establishment and the application for the Members Club on the 4th and 5th floor of the building), these events may happen concurrently between the two licensed premises; and
- iv. **Whereas**, the Applicant showing an occupancy of 225 persons in total between the 2nd and 3rd floors during regular operations and an occupancy of up to 400 persons across the two floors during special events, there being no Certificate of Occupancy (CoO) or approved plans permitting the extremely higher occupancy; the current Temporary CoO for the 3rd floor and the previous CoO for the building showing the only permitted use is for offices with 47 person occupancy, there is no Place of Assembly which is required for life safety where more than 74 persons gather in the interior of any space in NYC, the Schedule of Occupancy listed on DOB Now for pending applications showing the 2nd floor going from an occupancy of 47 persons office use to 200 persons under the proposed restaurant use with Place of Assembly and the 3rd floor remaining as office use with a 47 person max capacity with no Place of Assembly permit which is in contradiction to the instant application; the existing façade of the cast iron building is made up mostly of large operable windows separated by cast iron columns, the Applicant stating that they will keep the windows closed at all times; and
- v. **Whereas**, the entire building had most recently been occupied by The House of Cannabis (THC), a “museum” dedicated to cannabis, from Spring/2023 through Fall/2024 and was not licensed for the service of alcohol, there have been numerous reports of problematic parties at the premises involving disorderly conduct, liquor being served illegally at many events, occupancy contrary to the approved Certificate of Occupancy with violations issued, traffic

issues on Howard Street caused by the parties at THC with for-hire vehicles blocking the street; and

- vi. **Whereas**, the Applicant last appeared before CB2M in July/2025 for a very similar application, the license class of the July/2025 was for a Full Liquor Catering Establishment which carries the burden of establishing public interest, CB2M recommending denial of the application for the reasons outlined in CB2Ms [July/2025](#) resolution, the NYSLA Administrative Law Judge (ALJ) also finding that the application was not in the public interest, recommending that the application be heard before the Members of the Authority for a determination, the Applicant withdrawing the application before it went before the Members of the Authority and returning this month with an application for a Catering Establishment–Wine license which does not carry the burden of establishing public interest; aside from the license class, the only difference from in the application from the July/2025 was a reduction in closing hours from 2 AM nightly to 12 AM nightly with the exception of 10 special events where they may be open until 1 AM; additionally, the Applicant hired a lobbyist who assisted with outreach to the community and who also reached out to several members of CB2M, the Applicant also provided a traffic plan and sound study; and
- vii. **Whereas**, the supplied floor diagrams showing stairway access to all floors of the building via the “main entry” on Howard Street, the stairway that is accessed via Howard Street **does not currently exist**, the Applicant stating the proposed new staircase is part of the recent building permit applications and **have not yet been built**, there is a second existing stairway providing access to all floors of the building which is accessed from Broadway, the current lack of a secondary means of egress posing a significant life safety risk that currently exists under the issuance by the NYSLA of the temporary liquor license permit, the presumed occupancy listed on the NYSLA application for which the Applicant received their temporary liquor license permit lists an occupancy of up to 400 persons (nearly 4.25 times the current listed occupancy when the current occupancy of the two distinct floors are combined as though they were operating as one space as the instant application represents) additionally there currently is no Place of Assembly permit for the licensed premises; NYSLA Advisory [2022-15](#) states Applicants “no longer need to submit Certificate of Occupancy of Letter of No Objection for premises proposed to be licensed with the application,” while Applicants are reminded “that the elimination of the need to submit this documentation does not eliminate their obligation to comply with local codes regarding the operation of their businesses” but one would think that in cases where there is such an extreme increase in listed occupancy that the NYSLA would ask an Applicant to provide proof of proper egress or Place of Assembly permit before the issuance of any temporary liquor license due to life safety concerns; there being multiple Stop Work orders on the building issued in 2026 that list Philips Design Enterprises as the respondent; the Applicant currently listing the premises on [tagvenue](#) with a capacity of up to 100 seats and 100 standing with no in-house catering, the Event Manager from Lightning Society being listed as James Richwine; and

- viii. Whereas,** there were people that spoke both in favor and opposition to the instant application, many of those speaking in support of the application did not live in the immediate area and were either members of The Lightning Society, had attended some of their events or were people that were offering classes or other services in conjunction with The Lightning Society, none of those speaking in favor addressed the specifics of the catering establishment application but were general statements of support for the Applicant and The Lightning Society events they had attended, the Applicant has been occupying a space in Brooklyn under the name [Lightning Society Lofts](#), a “collaborative living” space at 245 Varet Street which is in a manufacturing district with no nearby residents, the Applicant not holding a liquor license at any time at those premises, there being no Certificate of Occupancy found online for the premises at 245 Varet Street and that address having multiple violations from the NYC DOB for “occupancy contrary to that allowed by dob records,” there being evening events for the rooftop at that address advertised in the past, Senator Julia Salazar sending a letter to CB2M stating that The Lightning Society had held various small social events, small workshops and discussions, monthly salons for small groups and had been a good neighbor, the instant liquor license application being for a vastly different type of premises from the Brooklyn operations as it is being licensed for the service of alcohol, is located in a mixed-use area with residents living in the above-ground floors of the surrounding buildings, the instant application being for a catering establishment with a regular occupancy of 225 persons and is being built to accommodate up to 400 persons between the 2nd and 3rd floors; and
- ix. Whereas,** the local block association (Broadway Residents Coalition) and many residents of the block and immediate area again submitted testimony and came to speak in opposition to the application, many of these residents being artists and having lived on Howard Street for well over 30 years, they, once again, spoke of the nature of the cast iron buildings that make up the neighborhood, the cast iron buildings being adjacent to each other and that the vibrations and sound travels through them and that insulating the buildings is difficult, they were concerned about the negative impacts of use of the rooftop by patrons on adjacent residences, one resident stating they have already had a truck parked outside with music for a Lightning Society event, there are other catering establishments in the immediate vicinity including Convene at 555 Broadway, just a few blocks north of the instant application, life safety concerns were raised about both the proposed maximum occupancy of 400 persons for the combined 2nd and 3rd floors, their viability of receiving a Place of Assembly permit for the proposed occupancy when the 2nd stairway is finally built, and under what maximum occupancy are they currently operating, the Applicant stating they are staying within the Certificate of Occupancy (which is currently 47 persons per floor with different uses) but they are advertising the space for up to 200 persons; additional concerns were raised about sidewalk congestion, the ground floor premises being leased by a global K-pop brand that collaborates with artists and fans and holds pop-up events, their entry being on Broadway with pop up events creating lines on the sidewalk, the Broadway entry to the venue leading

directly to the stairway with no vestibule to hold waiting patrons, and the entry on Howard Street being unable to hold a significant number of patrons and also being used for patrons going to the Members Club on the 4th and 5th floors, with the main entry vestibule (557 sq. ft.) for the Catering Establishment being located up on the 2nd floor accessed via elevator and the as yet unbuilt Howard Street stairway; and

- x. **Whereas**, the Applicant's traffic plan did not adequately address for-hire vehicles and evening events, stating that most of the events would occur during the day, the closing hours of the venue are 11 PM and 12 PM with an occasional 1 AM closing, this is a catering establishment open not only to The Lightning Society for rent but to any other prospective client as well, the Lightning Society advertising themselves as a creative culture, stating at the SLA Committee meeting that their catering establishment is different from other nearby catering establishments due its creative culture and organizations looking for that sort of "vibe" will be drawn to the premises, the clientele not being the typical corporate client that often holds events during the daytime but the more creative type which very well may hold many events in the evenings with those events holding up to 225 persons and public transportation not being the primary means of travel in the evening when leaving an event, there are significant concerns regarding the impact of traffic, congestion on Howard Street and the related horn honking that accompanies blocked traffic; the example provided in the traffic study for drop-off times being a maximum of three to four cars per minute, meaning the car pulls up to the curb from the traffic lane, two people get out and the car leaves all within one minute which seems unrealistic; the lane of traffic adjacent to the premises on Broadway being a designated turning lane onto Canal Street (1/2 block down Broadway), the next adjacent lane being a dedicated bus lane, Howard Street being a one way street going west that ends at the end of the block where it meets Mercer Street, a nearby resident and member of Broadway Residents Coalition said the location would impact 209 persons living in direct proximity to it, of which 48 people are over 65 years of age and 27 are school age or younger, within 500' there are 1,337 residents, within 750' there are 3,135 residents who will all be impacted by the traffic caused by for-hire vehicles picking up guests leaving the event space with a capacity of 220 persons at 12 AM, the instant application also needing to be considered in conjunction with the private members club that the Applicant is intending to license on the 4th and 5th floors of the building with a proposed occupancy of up to 464 persons between the combined floors, the Applicant's lease being for the entire building (minus the ground floor); and
- xi. **Whereas**, there are significant life safety concerns regarding the occupancy of the premises proposed to be licensed, the supplied floor plans show a 2nd staircase accessed via Howard Street but that staircase has not yet been built, there are various stop work orders issued by NYC DOB on the building, there has been a temporary liquor license permit already issued for the Wine Catering Establishment license and it is believed that the applicant is already using that license to host events despite the physical space not yet conforming to the submitted

plans, the application submitted to the NYSLA showing a maximum occupancy between the 2nd and 3rd floors of 400 persons, there is currently no Place of Assembly for the premises holding the temporary liquor license, the current Certificate of Occupancy showing a maximum of 47 persons per floor for office use only, there being nothing issued by the NYSLA restricting the Applicant to stay within the capacity of the current CoO, the Applicant advertising the premises for rent showing a capacity of 100 seated / 100 standing for the 2nd floor only and offering NO catering; there are logistical concerns about how a large number of people arriving and departing an event will safely exit the premises, the elevator serving the entire building and having a capacity for only for six (6) persons, there currently being only one stairway exiting the building which serves all the floors of the building, the proposed 2nd stairway, if and when it is completed will also serve floors 2 through 5, the combined proposed occupancy of those floors being 864 persons; there being significant concerns as to how patrons coming for larger events will be dropped off and picked up, the viability of using the right turning lane on Broadway for drop offs and pick ups is not good and Howard Street is essentially a narrow, one way street that dead ends at Mercer Street, primarily residential uses in the surrounding buildings above the ground floor, Howard Street cannot adequately accommodate the potential number of vehicles arriving and departing for anything other than a “small” event; these concerns being amplified because of the proposed private Members Club on the upper floors; the logistics of entering and leaving the catering establishment premises becoming more complicated if there is an event happening at the Members Club at the same time as the Catering Establishment with the maximum potential of 451 persons leaving at the same time during normal operations and a maximum of 864 if both the Members Club and Catering Establishment have a special event at the same time, the elevator only able to hold six (6) persons at a time and being the only means of ADA access for the entire building, the current combined occupancy for floors 2 through 5 being for 214 persons; the location being unable to adequately accommodate the potential number of for-hire vehicles; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for a new Wine Catering Establishment liquor license for **Center for Emerging Culture Inc and September Hospitality Management Inc as MGR dba Lightning Society aka SoHo Ballroom 45 Howard St aka 427 Broadway, floors 2 & 3 10013**; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2, Man. respectfully requests that this item be calendared to appear before the Full Board of the NYSLA before any permanent license is issued to this Applicant.

THEREFORE, BE IT FURTHER RESOLVED, that if despite CB2, Man.’s objections to this Application, should the NYSLA not find good cause to deny this Application, CB2 Man. recommends in the alternative that the following stipulations be imposed on any future Wine Catering Establishment liquor license for **Center for Emerging Culture Inc and September**

Hospitality Management Inc as MGR dba Lightning Society aka SoHo Ballroom 45 Howard St aka 427 Broadway, floors 2 & 3 10013:

1. The hours of operation will be from 8 AM to 11 PM Sundays through Thursdays and 8 AM to 12 AM Fridays and Saturdays.
2. Any event with more than 100 people will end by 11 PM.
3. Will conduct a sound study and build the in-house sound system to the specifications of the sound test. All sound reproduction will use the installed and tested in house system.
4. Will not have subwoofers.
5. There will be no other additional speakers, sound system or other amplification devices allowed to be brought to the premises. All events will only utilize the in-house sound system.
6. Will keep all windows on the 2nd and 3rd floor closed at all times.
7. Will put policies and procedures in place for mitigating any impacts of drop-off/pick-ups from for hire vehicles, best practices to not block the free flow of traffic on Broadway, a critical traffic artery, and Howard St., including a suitable pickup/drop off location and ensure that the location is provided to guests in advance of any events. There will be extra staff outside to monitor drop offs and pick ups and to direct patrons to proper entry for any event of 100 persons or more.
8. Any special event will end no later than 12 AM.
9. Will not have occupancy in excess of any permits at any time on any floor.

Vote: Passed, 28 Board Members in favor, 1 abstention (M. Fitzgerald).

8. Center for Emerging Culture Inc dba The Lightning Society 45 Howard St aka 427 Broadway, floors 4, 5, and rooftop 10013 (New OP–Members Club) *(previously unlicensed)*

- i. **Whereas**, the Applicant, a not-for profit entity who has not previously held a liquor license in New York, 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 Member’s Club liquor license to operate a private Members Club on the 4th floor, 5th floor and rooftop of a five (5)-story commercial building (c. 1871, altered 2008) on the southwest corner of Broadway and Howard Street (Block #231/Lot #8), one block north of Canal Street, this building falling within NYC LPC’s designated SoHo-Cast Iron Historic District and the Special SoHo-NoHo Mixed Use District; this application was heard in conjunction with the Applicant’s Wine Catering Establishment liquor license for the 2nd and 3rd floors of the same building, the application for the two separate license classes are under the one Applicants name (Center for Emerging Culture Inc), the Applicant having leased the entire building aside from the ground floor retail space; and

- ii. **Whereas**, the previously unlicensed premises is approximately 8,982 sq. ft. with 3,746 sq. ft on the 4th floor, 3,783 sq. ft on the 5th floor and 1,723 sq. ft on the rooftop; the stated primary entry to the building is on Howard Street, the double door entry being approximately six (6) steps above grade, leading into a vestibule where patrons pass through another door to reach the proposed building stairs (**this stairway currently does not exist**) and can walk up to ALL floors of the building, there is an elevator that opens directly onto Howard street to provide ADA access to the ENTIRETY of the building, **the capacity of the elevator being for six (6) persons**, there is an additional street-level entry on Broadway which leads into the **ONLY currently existing building stairway**, providing access to the entirety of the building; the 4th floor having three (3) meeting rooms, one (1) commissary room which includes one (1) customer bar, five (5) bathrooms and one 246 sq. ft. entry vestibule located adjacent to the existing Broadway stairway, the 5th floor has 261 sq. ft. entry vestibule accessed via the six-person elevator and the currently unbuilt Howard Street stairway, there is a dining room with approximately 15 tables and 50 seats, one (1) customer bar with unspecified seating, one piano room, four (4) bathrooms and a 543 sq. ft. kitchen in addition to separate areas for back of house, the rooftop is accessed via the Broadway stairway and shows approximately 16 tables 26 seats and there will be speakers playing music on the rooftop, there is no ADA access to the rooftop, the submitted materials indicating there is a total of 51 tables and 134 seats and two loungers for a total of 136 seats; the proposed occupancy of the combined premises is 226 persons under regular operations and 464 during special events (this occupancy is in addition to the catering facility also proposed by the Applicant on the 2nd and 3rd floors with occupancy for regular operations at 225 persons and 400 persons for special events); the Applicant saying there are four (4) entrances to the building with one being to the ground floor retail tenant, the others being for the rest of the building which the Applicant has leased under one lease agreement and within which the two separate businesses will be operated; and
- iii. **Whereas**, the proposed hours of operation will be Sundays and Mondays from 10 AM to 12 AM, Tuesdays through Thursdays from 9 AM to 12 AM, Fridays from 9 AM to 2 AM and Saturdays from 10 AM to 2 AM, the rooftop will operate from 12 PM to 10 PM daily, any special events (characterized as such due to an occupancy of over 226 persons) will operate under regular operating hours; there will be live music, DJs and music from iPods/CDs/streaming services at background levels with the addition of amplified music; there will be patron dancing, private parties and scheduled performances, there will not be TVs; the diagram showing a dumbwaiter going from the 2nd floor to the 5th floor, the Applicant stating they will remove the dumbwaiter as the 2nd and 3rd floors are required to operate independent of the 4th and 5th floors and rooftop which the Applicant also leases and is applying for Members Club liquor license; the proposed occupancy of the combined 4th and 5th floor during regular operations is 226 persons, there will be no outdoor queueing and there will be 1 security personnel every day from 5 PM until close, when there is a special event the proposed combined occupancy will be 464 persons and there will be additional security personnel as needed, the Applicant stating there will be no more than 10 special events per

year between his proposed two licensed premises (the instant application for the private Members Club and the application for the Catering Establishment on the 2nd and 3rd floors of the building), these special events may happen concurrently between the two licensed premises; and

- iv. **Whereas**, the Applicant showing an occupancy of 226 persons in total between the 4th and 5th floors and roof floors during regular operations and an occupancy of up to 464 persons during special events, there being no Certificate of Occupancy (CoO) or approved plans permitting the extremely higher occupancy than what exists on the current Temporary CoO or previous CoO, which is 47 persons per floor for office use and 26 persons on the rooftop, there being no Place of Assembly permit for the combined use of the floors, a required life safety permit required for any space where more than 74 persons gather indoors; the Schedule of Occupancy listed on DOB Now which has not yet been approved showing the 4th floor going from an occupancy of 47 persons office use to 238 persons restaurant use with Place of Assembly and the 5th floor going from an occupancy of 47 persons office use to 200 persons restaurant use with Place of Assembly and the rooftop remaining the same with an occupancy of 26 persons accessory use; the existing façade of the cast iron building is made up mostly of large operable single glass pane windows separated by cast iron columns, the Applicant stating that they will keep the windows closed at all times; and
- v. **Whereas**, the entire building had most recently been occupied by The House of Cannabis (THC), a “museum” dedicated to cannabis, from Spring/2023 through Fall/2024 and was not licensed for the service of alcohol, there have been numerous reports of problematic parties at the premises involving disorderly conduct, liquor being served illegally at many events, occupancy contrary to the approved Certificate of Occupancy with violations issued, traffic issues on Howard Street caused by the parties at THC with for-hire vehicles blocking the street; and
- vi. **Whereas**, the Applicant last appeared before CB2M in July/2025 for a very similar application, CB2M recommending denial of the application for the reasons outlined in CB2Ms [July/2025](#) resolution, the NYSLA Administrative Law Judge (ALJ) also finding that the application was not in the public interest, recommending that the application be heard before the Members of the Authority for a determination, the Applicant withdrawing the application before it went before the Members of the Authority and returning this month with an application for the instant application, the only difference from the July/2025 application is a reduction in closing hours from 2 AM to 12 AM Sundays through Thursdays; additionally, the Applicant hired a lobbyist who assisted with outreach to the community and who also reached out to several members of CB2M, the Applicant also provided a traffic plan and sound study; and

- vii. Whereas,** there were people that spoke both in favor and opposition to the instant application, many of those speaking in support of the application did not live in the immediate area and were either members of The Lightning Society, had attended some of their events or were people that were offering classes or other services in conjunction with The Lightning Society, most of those speaking in favor did not address the public interest specifics of the private Members Club application but were general statements of support for the Applicant and The Lightning Society events they had attended or were hoping to become members of The Lightning Society, the Applicant has been occupying a space in Brooklyn under the name [Lightning Society Lofts](#), a “collaborative living” space at 245 Varet Street which is in a manufacturing district with no nearby residents, the Applicant not holding a liquor license at any time at those premises, there being no Certificate of Occupancy found online for the premises for 245 Varet Street and that address having multiple violations from the NYC DOB for “occupancy contrary to that allowed by dob records,” there being evening events for the rooftop advertised in the past, Senator Julia Salazar sending a letter to CB2M stating that The Lightning Society had held various small social events, small workshops and discussions, monthly salons for small groups and had been a good neighbor, the instant liquor license application being for a vastly different type of premises from the Brooklyn operations as it is being licensed for the service of alcohol, is located in a mixed-use area with residents living in the above-ground floors of the surrounding buildings, the instant application being for a private Members Club and by definition only open to members and their guests with a regular occupancy of 226 persons and is being built to accommodate up to 464 persons between the 4th and 5th floors and rooftop; and
- viii. Whereas,** the local block association (Broadway Residents Coalition) and many residents of the block and immediate area again submitted testimony and came to speak in opposition to the application, many of these residents being artists and having lived on Howard Street for well over 30 years, they, once again, spoke of the nature of the cast iron buildings that make up the neighborhood, the cast iron buildings being adjacent to each other and that the vibrations and sound travels through them and that insulating the buildings is difficult, they were concerned about the negative impacts of use of the rooftop by patrons on adjacent residences, one resident stating they have already had a truck parked outside with music for a Lightning Society event, life safety concerns were raised about both the proposed maximum occupancy of 226 persons for the combined 4th and 5th floors and roof, a neighboring architect questioning the viability of receiving a Place of Assembly permit for the proposed occupancy when the 2nd stairway is finally built; additional concerns were raised about sidewalk congestion, the ground floor premises being leased by a global K-pop brand that collaborates with artists and fans and holds pop-up events, their entry being on Broadway with pop up events creating lines on the sidewalk, the Broadway entry to the venue leading directly to the stairway with no vestibule to hold waiting patrons, and the entry on Howard Street being unable to hold a significant number of patrons with both entries being also used for the proposed Catering Establishment on the 2nd and 3rd floors with the main entry vestibule for

the Members Club being located on both the 4th and 5th floors, elevator access to the upper floors being restricted by capacity to only six (6) persons with no vestibule next to the elevator to hold a significant number of people, the majority of people needing to use the stairway to reach the 4th floor during any event or wait an inordinate amount of time for the elevator, the application stating there will be no outdoor queueing which seems inconceivable if there is an event with 100 people arriving around the same time, there being concern that large groups of people will end up queueing on the Howard Street sidewalk, the sidewalk there being about 10' wide, residents concerned both about sidewalk congestion and the ability to easily pass by the premises as well as noise created by waiting members and their guests; and

- ix. **Whereas**, the Applicant's traffic plan did not adequately address for-hire vehicles and evening events, stating that most of the events would occur during the day, the closing hours being 12 AM and 2 AM on weekends, public transportation not being the primary means of travel in the evening, there are significant concerns regarding the impact of traffic congestion on Howard Street and the related horn honking that accompanies blocked traffic; the example provided in the traffic study for drop-off times being a maximum of three to four cars per minute, meaning the car pulls up to the curb from the traffic lane, two people get out and the car leaves all within one minute which seems unrealistic; the lane of traffic adjacent to the premises on Broadway being a designated turning lane onto Canal Street (1/2 block down Broadway), the next adjacent lane being a dedicated bus lane, Howard Street being a one way street going west that ends at the end of the block where it meets Mercer Street, a nearby resident and member of Broadway Residents Coalition said the location would impact 209 persons living in direct proximity to it, of which 48 people are over 65 years of age and 27 are school age or younger, within 500' there are 1,337 residents, within 750' there are 3,135 residents who will all be impacted by the traffic caused by for-hire vehicles picking up members from an establishment with a capacity of 226 persons later in the evening, on a narrow street such as Howard Street it only takes a very few for-hire vehicles to block the single lane of traffic, the instant application also needing to be considered in conjunction with the Catering Establishment that the Applicant is currently operating with a temporary wine license on the 2nd and 3rd floors of the building with a proposed maximum occupancy of up to 400 persons between the combined floors, the Applicant's lease being for the entire building (minus the ground floor); and
- x. **Whereas**, there are significant life safety concerns regarding the occupancy of the premises proposed to be licensed, the supplied floor plans showing a 2nd staircase accessed via Howard Street *but that staircase has not yet been built* and there are various stop work orders on the building; there are logistical concerns about how members will exit and enter the premises if there are events taking place on the 2nd and 3rd floors with there being only one (1) six-person elevator to service the entirety of the building, while the Applicant is not proposing to license the existing Broadway stairway or the proposed and currently unbuilt Howard Street stairway or the elevator it is questionable how the two licensed premises (Catering Establishment and

Members Club) will operate completely independent of each other as persons going to the Members Club need to pass through the 2nd and 3rd floor to access it; there being significant concerns as to how members coming for events will be dropped off and picked up, the viability of using the right turning lane on Broadway for drop offs and pick ups is not good and Howard Street is essentially a narrow, one way street that dead ends at Mercer Street, with primarily residential uses in the surrounding buildings above the ground floor; Howard Street cannot adequately accommodate the potential number of vehicles arriving and departing to a large capacity Members Club, especially one housed in the same building and using the same means of ingress and egress as a large-capacity event space; the concerns over traffic congestion and the related horn honking, sidewalk congestion, and sound traveling to residents through the walls and skylight of the old cast iron building which is asking to have live, amplified music and DJs, is further exacerbated by the existence of the Catering Establishment on the 2nd and 3rd floors also having live, implied music and DJs, the location being unable to adequately accommodate the potential number of persons entering and exiting at the same time in addition to the number of for-hire vehicles as both guests of private Members Clubs and event spaces typically do not use public transportation in the evening, it being unclear how the combined regular occupancy of 451 persons can be managed in relation to ingress/egress and for-hire vehicles let alone if both the Members Club and Catering Establishment have a special event at the same time with the maximum occupancy of 864 persons and, while the Applicant stated that it is unlikely they would ever reach the maximum occupancy and would rarely operate at the lower combined occupancy of 451 persons, they did not offer any limitations on the number of times they would operate at the full regular capacity or that they would not hold large special events between the Members Club and Catering Establishment concurrently as they did not want to limit themselves; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for a new On-Premises Members Club liquor license for **Center for Emerging Culture Inc dba The Lightning Society 45 Howard St aka 427 Broadway, floors 4, 5, and rooftop 10013**; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2, Man. respectfully requests that this item be calendared to appear before the Full Board of the NYSLA before any temporary or permanent license is issued to this Applicant.

THEREFORE, BE IT FURTHER RESOLVED, that if despite CB2, Man.'s objections to this Application, should the NYSLA not find good cause to deny this Application, CB2 Man. recommends in the alternative that the following stipulations be imposed on any new On-Premises Members Club liquor license for **Center for Emerging Culture Inc dba The Lightning Society 45 Howard St aka 427 Broadway, floors 4, 5, and rooftop 10013**:

1. The hours of operation will be Sundays and Mondays from 10 AM to 12 AM, Tuesdays through Thursdays from 9 AM to 12 AM, Fridays from 9 AM to 1 AM and Saturdays from 10 AM to 1 AM, the rooftop will operate from 12 PM to 9 PM daily.
2. The rooftop will be used for passive recreation only. There will be no team building or other events on the rooftop.
3. There will be no speakers on the rooftop.
4. Any event with more than 100 people will end by 11 PM Sunday through Thursday and 12 AM Fridays and Saturdays.
5. Will conduct a sound study and build the in-house sound system to the specifications of the sound test. All sound reproduction will use the installed and tested in house system.
6. Will not have subwoofers.
7. There will be no other additional speakers, sound system or other amplification devices allowed to be brought to the premises. All events will only utilize the in-house sound system.
8. Will keep all windows closed at all times.
9. Will put policies and procedures in place for mitigating any impacts of drop-off/pick-ups from for hire vehicles, best practices to not block the free flow of traffic on Broadway, a critical traffic artery, and Howard St., including a suitable pickup/drop off location and ensure that the location is provided to guests in advance of any events. There will be extra staff outside to monitor drop offs and pick ups and to direct patrons to proper entry for any event of 100 persons or more.
10. Any special event will end no later than 12 AM.
11. Will not have occupancy in excess of any permits at any time on any floor.
12. All permits will be completed and signed off before the issuance of any final or temporary liquor license.

Vote: Passed, 28 Board Members in favor, 1 abstention (M. Fitzpatrick).

9. **Gamma Thompson Corp dba Blue Haven 108 W Houston St 10012 (OP)** (Alteration: Dining Out NYC-Sidewalk and Roadway) (*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 #0340-22-113570, exp. 6/30/2026) to add sidewalk and roadway seating consisting of 46 seats in total as part of the Dining Out NYC program to their licensed premises; and
 - ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the

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

1. Dining Out NYC sidewalk seating will substantially conform to submitted diagram and have no more than 27 tables and 4 seats on West Houston Street and 5 tables and 10 seats on Thompson Street.
2. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 8 tables and 32 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 11 AM to 10 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
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 **Gamma Thompson Corp dba Blue Haven 108 W Houston St 100**, 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, 29 Board Members in favor.

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

10. 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 May 5, 2026, the Applicant requested **to lay over** this application to June/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, 29 Board Members in favor.

11. Jbeatery LLC 51 W 8th St 10011 (WBC–Restaurant) (previously unlicensed)

Whereas, prior to this month’s Community Board 2, Manhattan’s (CB2M) SLA #1 Licensing Committee Meeting on May 5, 2026, the Applicant requested **to lay over** this application to June/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 **Jbeatery LLC 51 W 8th St 10011** **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, 29 Board Members in favor.

12. 133 Hospitality Management Associates LLC 133 Mulberry St 10013 (WBC–Restaurant)

Whereas, prior to this month’s Community Board 2, Manhattan’s (CB2M) SLA #1 Licensing

Committee Meeting on May 5, 2026, the Applicant requested **to lay over** this application to June/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 **133 Hospitality Management Associates LLC 133 Mulberry St 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, 29 Board Members in favor.

13. 133 Hospitality Management Associates LLC 133 Mulberry St 10013 (OP–Restaurant)

Whereas, prior to this month's Community Board 2, Manhattan's (CB2M) SLA #1 Licensing Committee Meeting on May 5, 2026, the Applicant requested **to lay over** this application to June/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 **133 Hospitality Management Associates LLC 133 Mulberry St 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, 29 Board Members in favor.

14. GF 240 Mulberry LLC dba Cafe Mulberry 240 Mulberry St, store north 10012 (OP–Tavern) (Class Change)

Whereas, prior to this month's Community Board 2, Manhattan's (CB2M) SLA #1 Licensing Committee Meeting on May 5, 2026, the Applicant requested **to lay over** this application to June/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 **GF 240 Mulberry LLC dba Cafe Mulberry 240 Mulberry St, store north 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, 29 Board Members in favor.

SLA 2 LICENSING

1. Takeko Inc dba Mary's Fish Camp 626 Hudson St 10014 (WBC–Restaurant)

- i. Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for a Restaurant Wine license to operate a full-service seafood restaurant on the ground floor of a three and a half (3.5)-story mixed-use building (ca. 1827) on Hudson Street between Jane and Horatio Streets (Block #631/Lot #399), the building falling within NYC LPC's designated Greenwich Village Historic District; and
- ii. Whereas**, the ground floor premises is approximately 1,600 sq. ft. with 800 sq. ft. on the ground floor connected to an 800 sq. ft. cellar by both an interior stairway and sidewalk hatch, there is no patron use of the cellar; there will be 12 tables with 24 seats and one bar with eight (8) seats for a total seated occupancy of 32 persons; the premises has one (1) door which will serve as patron ingress and egress, three (3) additional exits and two (2) 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
- iii. Whereas**, the proposed hours of operation will be from 11 AM to 9 PM Sundays, 11 AM to 10 PM Tuesdays and Wednesdays and 11 AM to 11 PM Thursdays through Saturdays; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no TVs, no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers, no security personnel or doormen; there will be no use of the rear yard by patrons now or in the future with the rear yard being used by staff for trash purposes only and to maintain garden plantings, the rear yard will not be used by staff for breaks, any future sidewalk seating will close by 10 PM every night following the

Dining Out NYC rules including clear path requirements and there will be no future roadbed seating; and

- iv. **Whereas**, the premises was most recently licensed with a Restaurant Wine license under PB Hudson LLC dba Pizzetteria Brunetti (Lic. ID # 0240-23-139790, exp 8/31/2025) from approximately 2013 to 2025; the Applicant of the instant application having previously been a principle at Mary's Fish Camp at 64 Charles Street which was a seafood staple in the West Village from 2001 to 2024; 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 2 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 meeting with the Jane Street Block Association which supported the instant application and agreed to not use the rear yard now or in the future, the hours and method of operation being reasonable, the Applicant having been previously licensed in another area of CB2 without any issues; 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 seafood restaurant with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 11 AM to 9 PM Sundays, 11 AM to 10 PM Tuesdays and Wednesdays and 11 AM to 11 PM Thursdays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
 - 5. Any future sidewalk seating will follow all rules and regulations of the Dining Out NYC program and will close no later than 10 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
 - 6. No roadbed seating.
 - 7. There will be no use of the rear yard by patrons now or in the future. The rear yard may be used by staff for trash access and to maintain garden plantings. There will be no use of the rear yard by staff for breaks.
 - 8. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.

9. Will not have any televisions.
10. Patron use of the cellar will be for bathroom purposes only. There will be no service of alcohol in the basement.
11. Will close all doors and windows at all times, allowing only for patron ingress and egress.
12. Will not install or have French doors, operable windows or open façade.
13. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
14. Will comply with NYC Department of Buildings Regulations and will provide to CB2 prior to opening a Certificate of Occupancy or temporary Certificate of Occupancy indicating the proper floors for use as an eating and drinking establishment as well as a Place of Assembly Certificate and keep current at all times required Permits and Certificates.
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.
19. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a new Restaurant Wine liquor license for **Takeko Inc dba Mary’s Fish Camp 626 Hudson St 10014** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor.

Vote: Unanimous, 29 Board Members in favor.

2. Port Said LLC dba Port Sa’id 350 Hudson St, A1 10014 (OP–Tavern) (Transfer)

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant liquor license to operate a Mediterranean restaurant in the ground floor of a nine (9)-story block-through commercial building (c. 1920, altered 2013) on the southeast corner of Hudson and King Streets (Block #580/Lot #39), the building being located in NYC’s special Hudson Square District; and

- ii. **Whereas**, the ground floor premises is approximately 5,644 sq. ft., with 4,041 sq. ft. on the ground floor and 1,603 sq. ft in the cellar, the cellar being connected by both an interior stairway and an elevator with no patron use of the cellar; there will be 35 tables and 146 seats and two (2) bars with a total of 29 seats for a total seated occupancy of 175 persons and a Place of Assembly permit for 200 persons; there is one (1) entrance serving as both patron ingress and egress, two (2) emergency exits and two (2) patron bathrooms; there are existing operable windows that open out to the sidewalk which will close at 9 PM every night; there is no outdoor seating included with the application; and
- iii. **Whereas**, the Applicant's hours of operation will be 10 AM to 12 AM Sundays through Wednesdays and 10 AM to 2 AM Thursdays through 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 has most recently been licensed with an On-Premises Restaurant liquor license from approximately 2023 to the present as Foragers 350 LLC dba Port Sa'id (Lic ID # 0340-23-138615, exp 5/31/2027), the instant application being an asset purchase with the method of operation remaining essentially the same, the principal of the instant application having been a minority partner in Foragers 350 LLC, prior to that the premises was operated as a retail store specializing in the sale of chocolate (Jacques Torres); 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 Mediterranean restaurant with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 10 AM to 12 AM Sundays through Wednesdays and 10 AM to 2 AM Thursdays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 - 3. Will not operate 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 have no more than 24 private parties per year
 8. Will not have televisions.
 9. Will close all doors and windows at 9 PM, allowing only for patron ingress and egress.
 10. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 11. Will not install or have French doors, operable windows or open facades
 12. Will not make changes to the existing façade except to change signage or awning.
 13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 16. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
 17. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
 18. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.
 19. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this location, there being **26 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 Tavern liquor license for **Port Said LLC 350 Hudson St, A1 10014** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 29 Board Members in favor.

3. El Camaron Peludo LLC 20 Cornelia St 10014 (WBC–Tavern)

- 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 food-focused, fast-casual seafood restaurant and cocktail bar in the ground floor of a five (5)-story mixed-use building (c. 1871) on the residential block of Cornelia Street between West 4th and Bleecker Streets (Block #589/Lot #17), the building falling within NYC LPC’s Greenwich Village Historic District Extension II; and
- ii. Whereas,** the ground floor restaurant is roughly 1,500 sq. ft. with 750 sq. ft. on the ground floor connected by an interior staircase to a 450 sq. ft. basement with no patron use of the basement, there is a 350 sq. ft. rear yard which will not be used for any purposes, there will be one (1) table and four (4) seats and one bar with 12 seats for a total seated occupancy of 16 seats; the premises has one (1) door which will serve as patron ingress and egress and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there is no outdoor seating included with this application, the Applicant currently having no plans to have outdoor seating and has agreed that there will not be any roadbed seating on this narrow residential street in the future; and
- iii. Whereas,** the proposed hours of operation will be from 12 PM to 12 AM Sundays through Saturdays (7 days a week); music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers, no security personnel or doormen; and
- iv. Whereas,** the premises was most recently operated with a Restaurant Wine license under 20 Cornelia LLC dba Silver Apricot (Lic ID #0240-22-100337, exp. 5/31/2026) from approximately 2018 until recently; there were concerns raised from the local block associations that the license class was for a tavern instead of a restaurant, the Applicant explaining that the space is small and the type of food they are preparing does not require what the NYSLA considers a full kitchen but that they are very food focused and intend to operate the premises as a restaurant, the Applicants having a licensed premises in the East Village, Los Chidos LLC dba Carnitas Ramirez (Lic ID #0240-25-100777), an authentic, nose-to-tail” pork taqueria; and
- v. Whereas,** there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being **124 active licensed premises** and an additional 7 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; and

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

1. Will operate with less than a full service kitchen and will be advertised and operated as food-focused fast casual seafood restaurant and cocktail bar with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 12 PM to 12 AM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
5. There will be no roadbed seating now or in the future.
6. There will be no use of the rear yard by patrons or staff at any time.
7. The bathroom window will be closed at all times.
8. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
9. Will not have televisions.
10. Will have not more than 12 private parties per year.
11. Will close all doors and windows at all times, allowing only for patron ingress and egress.
12. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
16. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
17. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2M recommends denial of the application for a Tavern Wine liquor license for **El Camaron Peludo LLC 20 Cornelia St 10014** unless the statements the Applicant has presented are accurate and complete, and that those conditions and

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

Vote: Unanimous, 29 Board Members in favor.

4. West Village Pub LLC dba Shane McGowan’s 250 W 14th St 10011 (OP–Tavern)

- 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 an On-Premises Tavern liquor license to operate a cozy Irish pub offering Irish food and occasional live Irish music in the basement of a five (5) story mixed-use, tenement-style building (c. 1900) on West 14th Street between 7th and 8th Avenues (Block #618/Lot #8); and
- ii. Whereas,** the basement premises is approximately 2,000 sq. ft.,; there will be 12 tables and 40 seats and one (1) bar with 15 seats for a total seated occupancy of 55 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 windows that open out to the sidewalk; there is no outdoor seating included with the application; and
- iii. Whereas,** the Applicant’s hours of operation will be from 11 AM to 12 AM Sundays through Tuesdays, 11 AM to 2 AM Wednesdays and 11 AM to 4 AM Thursdays through Saturdays; music will be recorded background music from iPods/CDs/streaming services and may have live Irish music on Thursdays to Saturdays or for a special event; there will be no more than seven (7) televisions, there is no dancing, no DJ’s, no promoted events, and no velvet ropes or metal barricades; and
- iv. Whereas,** the premises to be licensed had previously been licensed with an On-Premises Tavern liquor license under the name of 245 West 14th Street Tavern Corp dba McKenna’s (Lic ID #0370-23-132971) from approximately 2007 to 2025, the Applicant looking to continue the method of operation as an Irish pub; and
- v. Whereas,** the Applicant, who is the principal of Kips Bay Music Bar LLC dba Paddy Reilly’s Music Bar (Lic ID #0370-23-161131), had posted signs and exchanged emails with residents on 14th Street to discuss the Application, the majority of the residents’ concerns had to do with adequate soundproofing – both to protect the residents living above the licensed premises (directly above is a commercial storefront) and those in adjacent buildings, especially in the rear as sound escaping into the rear yard has been problematic in the past, the Applicant working with Acoustilog to sound proof the premises and has agreed to follow their recommendations and have Acoustilog inspect the premises to ensure the system is performing properly prior to opening; the Applicant has also agreed to having no drink promotions after midnight, to not allow patrons to bring drinks outside and to make all efforts

to prevent patrons from smoking directly in front of the residential building as these had been issues under the prior operator; the residents expressing support for the application as long as those conditions become part of the stipulations and are abided by; 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 On-Premises Tavern liquor license, with those stipulations as follows:

1. Will be advertised and operated as a cozy Irish pub offering Irish food and occasional live Irish music with the less than a full kitchen but with the full food menu available until 10 PM every night and have food available during all hours of operation.
2. The hours of operation will be 11 AM to 12 AM Sundays through Tuesdays, 11 AM to 2 AM Wednesdays and 11 AM to 4 AM Thursdays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
3. Will not operate as a Lounge or Sports Bar or allow any portion of premises to be operated in that manner.
4. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
5. Will play recorded background music and live Irish music. No music will be audible in any adjacent residences at any time.
6. Will follow all recommendations made by Acoustilog in their April 17, 2026 report for soundproofing of the premises and will have Acoustilog inspect the premises prior to opening to ensure the system performs properly.
7. There may be live music on Thursdays to Saturdays only with the exception of special events. Live music will end by 2 AM.
8. There may be up to 12 special events per year where live music may occur on any day of the week and there may be a cover charge (New Year’s Eve, St. Patrick’s Day, etc. or when a special Irish band is in town). Events will end by 2 AM.
9. Will have no more than 7 television(s) no larger than 45". There will be no projectors, and TV will operate in “closed caption” mode only without sound.
10. Will close all doors and windows at 9 PM every night and any time there is live music, allowing only for patron ingress and egress.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
13. Will provide a Letter of No Objection permitting eating and drinking for 74 persons for store front premises proposed to be licensed prior to opening.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.

15. Will not have any drink promotions, including happy hours, percentage discounts or similar promotions, after midnight.
 16. Will ensure patrons do not smoke directly in front of the building or near the residential entrances
 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, third-party promoted events or velvet ropes or metal barricades.
 19. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
 20. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.
- vii. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this location, there being **52 active licensed premises** and 1 pending license within 750 ft. of the premises proposed to be licensed according to LAMP, the agreed upon hours and stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a new On-Premises Tavern liquor license for **West Village Pub LLC 250 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, 29 Board Members in favor.

5. Puttery Manhattan LP dba Puttery 446 W 14th St 10014 (OP–Restaurant) (Change in Method of Operation) (Lic ID #0340-23-132985, exp. 8/31/2027)

- i. **Whereas**, the Manager of the Puttery location and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for a Change in Method of Operation to their On-Premises Restaurant liquor license for a an indoor mini golf venue, immersive rooms, restaurant/bar concept with a full-service kitchen and craft cocktails on three floors along with a cellar and rooftop in the entirety of a three (3)-story commercial building on 14th Street between 10th Avenue and Washington Street (Block #646/Lot #14), the building falling within NYC LPC’s designated Gansevoort Market Historic District; and

- ii. **Whereas**, the change in method of operation sought is to open the premises at 11 AM Saturdays through Sundays (7 days a week / daily) and to remove the restriction limiting patrons to being over 21 years of age; there will be no other changes to the current method of operation or stipulations previously signed by the Applicant; and
- iii. **Whereas**, the Applicant originally appeared in July/2022 for their On-Premises liquor license at which time CB2M unanimously recommended approval of their application, the Applicant then returned in December/2024 for a Change in Method of Operation which CB2M unanimously recommended be denied for the reasons outlined in that resolution which included that the Applicant was currently not abiding by the stipulation agreement and had speakers playing music on the rooftop and was running a club under a separate DBA with advertised DJs in the cellar, both in derogation of the executed stipulation agreement; these issues were brought up with the Applicant, the Manager being new to the premises and brought on to ensure the method of operation complies with the stipulation agreement, the cellar premises is currently closed and not operating and the speakers on the roof, while still there are not being used, the Manager seeming aware that the operations had not been operated as agreed to in the past and stated that they would return to CB2M to apply for any additional changes to the method of operation if changes needed to be made; and
- iv. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M which will be incorporated into the “method of operation” of their liquor license, with those stipulations as follows:
1. Premise will be advertised and operated as advertised and operated as an indoor mini golf venue, immersive rooms, restaurant/bar concept with a full-service kitchen and craft cocktails on three floors along with a cellar and rooftop.
 2. The hours of operation will be 11 AM to 12 AM Sundays through Wednesdays and 11 AM to 2 AM Thursdays through Saturdays on the interior and 11 AM to 11 PM Sundays through Thursdays and 11 AM to 12 AM Fridays and Saturdays on the rooftop. No patrons will remain after stated closing time.
 3. The premises will not operate or serve alcohol to any outdoor area except for the rooftop.
 4. Will roll down walls/doors to roof glass structure by 10 PM every night
 5. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner
 6. There will be no DJs, no music, no speakers, TVs, projectors or monitors on the rooftop
 7. The Licensee will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates
 8. The kitchen will remain open with the full food menu available until 30 minutes before closing every night
 9. The premises and all mechanicals will comply with all NYC Noise Codes

10. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products
11. Reservation system will be in use at all times; all patrons will wait in designated area inside the licensed premises
12. There will be no dancing, no event where a cover fee is charged or scheduled performances
13. There will be no velvet ropes or barricades used to control patrons
14. Will work with ride share companies to coordinate pickup and drop off location to ameliorate congest on 14th Street and its surrounds
15. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the Change in Method of Operation application to their On-Premises Restaurant liquor license in the name of **Puttery Manhattan LP dba Puttery 446 W 14th St 10014** **unless** the statements presented by the Applicant are accurate and complete and that the conditions agreed to by the Applicant remain incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous, 29 Board Members in favor.

6. **Peoples NYC LLC dba Peoples 113 W 13th St 10011** (OP–Tavern) (Change in Method of Operation) (Lic ID #0370-24-136782)
 - i. **Whereas**, the Applicant and the Applicant’s Representative appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for a Change in Method of Operation to their On-Premises Tavern liquor license for a sophisticated neighborhood cocktail lounge on the below-grade ground floor/basement of a three (3)-story residential building (c. 1835, renovated 1985) on residential block of 13th Street between 6th and 7th Avenues (Block #609/Lot #52), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
 - ii. **Whereas**, the change in method of operation sought is to extend the closing hour to 2 AM on Thursdays and to open at 11 AM on Sundays for brunch service; there will be no other changes to the current method of operation or stipulations previously signed by the Applicant; and
 - iii. **Whereas**, the Applicant originally appeared in [September/2023](#) for their On-Premises Tavern liquor license at which CB2 recommended approval of their application; since that time, CB2M had received complaints regarding traffic congestion and the related horn honking due to for-hire vehicle drop offs and pick ups, as well as complaints regarding loud music, CB2M is not aware of any complaints regarding music since Spring/2025, the Applicant stating they

had been working with the residents and have hired a new acoustician to resolve any issues should the arise, the traffic issues have mostly been resolved as there had been construction across the street from the licensed premises which was restricting traffic flow; and

iv. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M which will be incorporated into the “method of operation” of their liquor license, with those stipulations as follows:

1. Premises will be advertised and operated as a neighborhood cocktail lounge serving chef-driven light bites with the kitchen open and full food menu items available during all hours of operation.
2. The hours of operation will be from 11 AM to 12 AM Sundays, 5 PM to 12 AM Mondays through Wednesdays, 5 PM to 2 AM Thursdays through Saturdays. No patrons will remain after stated closing time.
3. Will not operate as a 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 may have a DJ curate music with all music at background levels at all times, inclusive of any private parties or events. Background music levels will be set so as not to cause a disturbance in any adjacent residences at any time.
6. Will continue to follow all recommendations made by its acoustic engineer for soundproofing of premises, including the skylight, and will have its acoustician inspect the premises as needed to ensure the system is performing properly.
7. Will not have televisions.
8. Will not have more than 20 private parties per year
9. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
10. Will close all doors and windows at all times, allowing only for patron ingress and egress.
11. Will not have patron occupancy/service to any portion of the cellar of licensed premises.
12. Will not install or have French doors, operable windows or open facades.
13. Will not make changes to the existing façade except to change signage or awning.
14. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
16. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.

17. Will not have any of the following: dancing, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades or security personnel.
18. Will not change principals with greater than 20% share of business prior to submission of original application to the NYSLA.
19. Will appear before CB2, Man. prior to submitting changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the Change in Method of Operation application to their On-Premises Tavern liquor license in the name of **Peoples NYC LLC dba Peoples 113 W 13th St 10011** unless the statements presented by the Applicant are accurate and complete and that the conditions agreed to by the Applicant remain incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous, 29 Board Members in favor.

7. **Legion Hospitality LLC dba Legion 140 Charles St at 683 Washington St 10014** (OP–Restaurant) (*previously unlicensed*)
 - i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant liquor license to operate a new American fine-dining restaurant in the ground floor of a 21-story commercial building (ca. 1987) on the southeast corner of Washington and Charles Streets (Block #631/Lot #7502); and
 - ii. **Whereas**, the ground floor premises is approximately 1,600 sq. ft.; there will be 13 tables and 26 seats and one (1) bar with seven (7) seats for a total seated occupancy of 33 persons and a legal occupancy of 50 persons; there is one (1) entrance serving as both 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 the application and no plans to have outdoor seating in the future; and
 - iii. **Whereas**, the Applicant’s hours of operation will be 5 PM to 12 AM Sundays through Wednesdays and 5 PM to 1 AM Thursdays through Saturdays; music will be recorded background 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 has never previously been licensed for the service of alcohol and in the past few years most, if not all, of the dry ground floor retail spaces in the

building have become eating and drinking establishments licensed for the service of alcohol; both the West Village Residents Association and the Charles Street Block Association were in opposition to the application due to the oversaturation of liquor licenses and the requested 1 AM closing time 7 days a week, the Applicant agreeing to close the premises at 12 AM Sundays through Wednesdays, there being no outdoor seating included with the application or current plans to add any outdoor seating; 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:

21. Will be advertised and operated as a full-service new American fine dining restaurant with southern inflections with the kitchen open and full menu items available until closing every night.
22. The hours of operation will be 5 PM to 12 AM Sundays through Wednesdays and 5 PM to 1 AM Thursdays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
23. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
24. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
25. 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.
26. Will not have televisions.
27. Will have not more than 24 private parties per year.
28. Will close all doors and windows at all times, allowing only for patron ingress and egress.
29. Will not install or have French doors, operable windows or open facades.
30. Will not make changes to the existing façade except to change signage or awning.
31. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
32. 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.
33. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
34. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
35. 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.

36. 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.
 37. 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 **43 active licensed premises** and 1 pending licenses within 750 ft. of the premises proposed to be licensed according to LAMP, the agreed upon hours and stipulations being reasonable for a fine-dining restaurant, the capacity of the restaurant being relatively small, there being no outdoor seating as part of the application or any plans to have outdoor seating in the foreseeable future, the potential for negative quality of life issues being somewhat mitigated by the earlier closing Sundays to Wednesdays and the lack of outdoor seating, 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 **Legion Hospitality LLC dba Legion 140 Charles St at 683 Washington St 10014** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 29 Board Members in favor.

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

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant liquor license to operate a fine-dining steakhouse restaurant in the cellar of a six (6)-story mixed-use building (ca. 1902) on residential block of West 10th Street between Greenwich Avenue and Waverly Place (Block #611/Lot #70), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. **Whereas**, the cellar premises is approximately 3,200 sq. ft; there will be 19 tables and 50 seats and one (1) bar with six (6) seats for a total seated occupancy of 58 persons and a legal occupancy of 132 persons; there is one (1) entrance serving as both patron ingress and egress, one (1) additional entry serving as emergency egress and two (2) patron bathrooms; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there

is no outdoor seating included with the application and no current plans to have outdoor seating in the future; there is a rear yard that the Applicant has agreed will not be used for any purposes by patrons or staff; and

- iii. **Whereas**, the Applicant's hours of operation will be 4 PM to 1 AM Sundays through Saturdays (7 days a week) with the last reservation being at 11 PM every night and no walk-ins permitted after 11 PM; 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 Restaurant liquor license under Birmingham NY Inc dba Bell Book and Candle (Lic ID #0340-22-105988) from approximately 2008 until recently; one of the principals being the principal of other licensed establishments in NYC including Michelin-starred COTE Korean steakhouse on 22nd Street, one of the other principals has been a chef at Sip and Guzzle located in CB2M, the method of operation being that of a fine-dining, reservation-driven, full-service steakhouse; and
- v. **Whereas**, a member from the West Village Residents Association and a member from West 10th Street and Greenwich Avenue Neighbors both came to speak in opposition to the application feeling that a closing time of not later than midnight, and ideally earlier, was more appropriate on this narrow, residential block, there were concerns regarding for-hire vehicles picking up customers in the later evening hours, the road consisting of one travel lane, a bus lane, a bike path and there is a fire house and a police precinct also on the block, the WVRA also pointing out that there was never a 500 Foot Hearing on the original application for Birmingham NY; the Applicant stating that they need the 1 AM closing time as a fine-dining restaurant with meals generally taking between two to three hours to complete but agreeing to limit entry to the premises to no later than 11 PM every night in an effort to mitigate any late night noise from arriving patrons, that the full menu will be available until closing every night and that they their method of operation is that of a full-service, fine-dining restaurant with only six (6) seats at the bar and there is no intention of operating as a late night bar; 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 On-Premises Restaurant liquor license, with those stipulations as follows:
 - 1. Will be advertised and operated as a reservation-driven, full-service, fine-dining steakhouse with the kitchen open and full menu items available until closing every night.

2. The hours of operation will be from 4 PM to 1 AM Sundays through Saturdays (7 days a week) with the last reservation being not later than 11 PM and no walk-ins permitted after that time. 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. There will be no use of the rear yard by patrons at any time. Staff use will be for trash storage only and rear yard will not be used for staff breaks
 6. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 7. Will not have televisions.
 8. Will have not more than six private parties per year
 9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 10. Will not install or have French doors, operable windows or open facades.
 11. Will have staff monitor for-hire vehicles to ensure drop-offs and pick-ups happen quickly and the roadway is not blocked.
 12. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
 13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 16. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
 17. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
 18. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.
- vii. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this location, there being **85 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 **Cherry Club Hospitality LLC dba Cherry Club 141 W 10th St 10014** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 29 Board Members in favor.

9. C7 Ave South LLC dba Judy Z’s 1 7th Ave S 10014 (OP–Restaurant) (Alteration: DONYC–Sidewalk) (WBC–Restaurant) (Alteration: DONYC–Sidewalk, Roadway) (Lic. ID #0340-23-137321)

- i. Whereas,** the Applicant’s Manager and the Applicant’s representative appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for an Alteration to the existing On-Premises Restaurant liquor license to add sidewalk and roadway café seating **consisting of 85 seats in total** as part of the Dining Out NYC program to their licensed premises; and
- ii. Whereas,** the premises is located on the northeast corner of Carmine Street and 7th Avenue South, this Applicant has a long standing history of not abiding by the stipulation agreement that was agreed to, signed and executed in September/2018 as well as not abiding by the rules of either NYC’s temporary Open Restaurants program or the permanent Dining Out NYC program; and
- iii. Whereas,** the 2018 executed stipulation agreement says that they will operate as a family friendly neighborhood restaurant and not operate as a sports bar, will have not more than two (2) televisions, that the sidewalk café (licensed under the pre-Covid DCWP program for 18 tables and 36 seats) will close at 11 PM Sundays through Thursdays and 12 AM Fridays and Saturdays, will play quiet background music, will close all doors and windows by 10 PM; and
- iv. Whereas,** the premises has been operating in derogation of its stipulation agreement for years as outlined in CB2’s [April/2021](#) resolution when the Applicant appeared before CB2M for its Corporate change application with a DBA as GST Tavern, the business had been, and continues to be, advertised as a sports bar with about 4 interior TVs and 2 to 3 additional exterior TVs placed on the public sidewalk, the DBA name registered with the NYSLA has changed since April/2021 to Judy Z’s though the logo on their website says “Judy Z’s Sports Tavern and Kitchen,” the tagline on their Instagram is “Sports Tavern & Restaurant” and the majority of their Instagram advertise watching sports games; and

- v. **Whereas**, the Applicant erected an enclosed sidewalk café during the Covid-19 pandemic and did not have one prior to March 19, 2020, the only enclosed sidewalk cafés currently permitted in NYC are those that were erected prior to March 19, 2020; in December 2024, a coalition of local block associations reported 28 illegal, unauthorized enclosed sidewalk cafes to the Department of Transportation. City Council Member Bottcher’s office also participated in the effort to have these enclosed sidewalk cafes removed. The joint effort of all parties resulted in the removal of 27 of the 28 enclosed sidewalk cafes. The remaining enclosed sidewalk café is at Judy Z’s where there is an enclosed structure surrounding the sidewalk café in addition to structures being bolted to the sidewalk which is also clearly spelled out in, and is against, the DiningOutNYC rules; and
- vi. **Whereas**, the Applicant also has a Judy Z’s bus that debuted about 2 years ago, the bus stays parked overnight outside the restaurant when not in use, it offers transport to people who book it, and drinks have been advertised as being offered on board with Judy Z’s advertising “Judy Z’s handles it all: transportation, drinks, food, music, and vibes. You pick the destination and customize your menu and drinks”; and,
- vii. **Whereas**, the local block associations (West Village Residents Association and the Carmine Street Block Association), as well as two nearby residents appeared to speak in opposition to the application, citing the illegal enclosed sidewalk café, that the roadway café extended beyond the licensed premises and had two TVs inside it, that the enclosed sidewalk café has operated with an air conditioning unit in it, the roadbed structure that previously existed on Carmine Street covered a manhole in derogation of the DiningOutNYC rules, and that the sidewalk on Carmine Street is frequently blocked due to their barriers, A-frames and other miscellaneous carts, additionally members of CB2’s SLA Licensing Committee had observed DJ’s operating within the Sidewalk Café in the past, an activity never permitted in any variation of the Outdoor Dining programs since Covid; and
- viii. **Whereas**, the Applicant has been operating as a sports bar in derogation of their executed stipulation agreement with CB2M which was attached to their liquor license since at least 2019; they have also not followed the rules of the DiningOutNYC program by having an enclosed sidewalk café, by having TVs outside and having sound operating on the TVs, by bolting sidewalk café barriers to the public sidewalk, by not maintaining the proper clear path; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application of the Alteration Application for Municipal Expansion for **C7 Ave South LLC dba Judy Z’s 1 7th Ave S 10014**; and

THEREFORE, BE IT FURTHER RESOLVED that CB2, Man. respectfully requests that this application be calendared to appear before the Full Board of the NYSLA for determination by the Members of the Authority.

Vote: Passed, 28 Board Members in favor, 1 abstention (R. Sanz).

10. Lillipvt LLC 45 Renwick St 10013 (WBC–Tavern) *(previously unlicensed)*

- i. Whereas,** the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for a Tavern Wine license to operate a coffee and wine bar in the entirety of a one (1)-story commercial building (ca. 2007) on Renwick Street between Spring and Canal Streets (Block #594/Lot #36; and
- ii. Whereas,** the premises is approximately 1,857 sq. ft. with 1,500 sq. ft on the ground floor and 357 sq. ft. in the mezzanine.; there will be 11 tables and 23 seats and one (1) bar with nine (9) seats and an additional seating area with a couch and lounge chairs consisting of 10 seats for a total seated occupancy of 42 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 with no operable doors or windows aside from the double door entryway that open out to the sidewalk; there is no outdoor seating included with the application and no current plans to have outdoor seating in the future; and
- iii. Whereas,** the proposed hours of operation will be from 7 AM to 3 PM Sundays, 7 AM to 9 PM Mondays, 7 AM to 10 PM Tuesdays, 7 AM to 11 PM Wednesdays and 7 AM to 12 AM Thursdays through Saturdays; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers, no security personnel or doormen; and
- iv. Whereas,** the premises has never previously been licensed for the service of alcohol and has been vacant for a number of years, prior to that it operated as a gallery; and
- v. Whereas,** the Applicant originally appeared before CB2M for an On-Premises liquor license at this location in December/2025 with 11 PM closing Sunday to Wednesday, 12 AM closing Thursdays to Saturdays, with plans to install accordion doors in the front façade with live music and DJs and plans to add a second floor to the building; many local residents wrote letters and appeared at CB2’s SLA Committee meeting in opposition to the application, stating that, although the area is zoned for commercial use, Hudson Square South is primarily a residential community, that the Applicant had done no outreach to the local residential community and that the area already had a number of late night bars that negatively impact

the quality of life for the residents late at night, the neighborhood becoming more residential in nature following the re-zoning of Hudson Square in 2013 which lifted the manufacturing-only zoning, allowing for the creation of a mixed-use district with significantly more residential units; the Applicant being asked at the time why they needed a full liquor license when they are saying they will operate as a wine bar, the community objecting to the live music and DJs and being concerned that the premises will be a loud bar in the evening hours, the Applicant hearing the concerns laid over the application in December/2025 and later withdrew it in order to do further outreach with the community; and

- vi. **Whereas**, the Applicant returned to CB2M's SLA Licensing Committee this month once again applying for an On-Premises Tavern liquor license but to present a revised application; the hours were reduced to closing not later than 11 PM Sundays through Wednesdays and midnight Thursdays through Saturdays, music would be background only with no DJs or live music, the Applicant discovered that they are prohibited from adding the previously planned 2nd story to the commercial building per zoning requirements, and that the front façade would remain fixed aside from the double-door entry; members of the residential community and a representative from the newly formed Renwick Block Association wrote letters and appeared to continue to speak in opposition to the application citing that the block between Spring and Canal Streets is predominately residential in nature with 9 of the 12 buildings being residential buildings, that this would be the first liquor license on Renwick Street with the prior use of the site being an art gallery and warehouse, that in the past 20 years since the neighboring building 505 Greenwich has been a residence there has never been active commercial use of 45 Renwick Street, the residents citing that there are 10 licensed premises within 500 feet of the location, some of them long-established bars with very late hours and no restrictions on their license as they were licensed back when the area was strictly manufacturing and therefore no impacts to residents, there are some newer bars and restaurant, one of them at 300 Spring Street also operating as a coffee bar / cocktail lounge, the residents pointing out that the application for full liquor as presented has to meet the public interest standard and made a compelling argument that it might not due to a number of factors including the impacts on traffic with Renwick Street being a single lane, one way street leading down to Canal Street and is already used by vehicles late at night as a means of getting from Spring Street to Canal, that any for-hire vehicles picking up patrons at 45 Renwick would block the flow of traffic, it was pointed out that while the Applicant is stating the method of operation is a coffee shop and wine bar that they are asking for full liquor and that the application is not unique; the block is primarily residential and there are number of licensed premises a block away; the Applicant being asked, as they were in December/2025, if they would agree to apply for a Tavern Wine license, that license class not having the burden of meeting the public interest standard, the Applicant agreed and re-submitted a 30-day notice following the SLA Committee meeting for a Tavern Wine license; and

- vii. Whereas,** there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being **26 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; 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 liquor license, with those stipulations as follows:
1. Will operate with less than a full service kitchen and will be advertised and operated as a coffee bar and wine bar with food available during all hours of operation.
 2. from 7 AM to 3 PM Sundays, 7 AM to 9 PM Mondays, 7 AM to 10 PM Tuesdays, 7 AM to 11 PM Wednesdays and 7 AM to 12 AM Thursdays through Saturdays
 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 have not more than 2 private parties per month
 7. Will have no more than one (1) television no larger than 55". There will be no projectors
 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 9. Will keep any future skylights will be closed at all times and the glass will be thick enough to ensure sound does not escape to the adjoining residences.
 10. Will not install more than one double-door entry to the front façade and will not install French doors anywhere else.
 11. Will encourage for-hire vehicles to pick up and drop off on Spring Street.
 12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 13. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed prior to opening.
 14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 15. 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 **Lillipvt LLC 45 Renwick 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, 29 Board Members in favor.

11. Arvine Hospitality LLC dba Arvine 19 Greenwich Ave 10014 (OP–Restaurant)
(Alteration: Dining Out NYC-Sidewalk) (Lic ID #0340-25-126560) (*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 14 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 7 tables and 14 seats on Greenwich Avenue between West 10th and Christopher Streets.
 2. Hours of operation for the Dining Out NYC sidewalk café will be from 11 AM to 10 PM Saturdays and Sundays and from 5 PM to 10 PM Mondays through Fridays.
 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 **Arvine Hospitality LLC dba Arvine 19 Greenwich Ave 10014** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous, 29 Board Members in favor.

12. NYC LLC dba Radiant Cafe 172 Waverly Pl, store 2 10014 (WBC–Tavern) (Alteration: Dining Out NYC-Sidewalk and Open Streets) (Lic ID #0267-25-128722) (*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 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 supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises liquor license in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 2 tables and 4 seats on Waverly Place between West 10th and Christopher Streets.
 2. Hours of operation for the Dining Out NYC sidewalk café will be from 8 AM to 10 PM Saturdays through Fridays and 10 AM to 10 PM Sundays.
 3. Open Street seating will substantially conform to submitted diagram, will conform to the hours listed but at no time will operate earlier or later than the designated hours of the Open Street and will operate only on the days the Open Street is in effect and have no more than 15 tables and 30 seats on Waverly Place between West 10th and Christopher Streets.
 4. Hours of operation for the Open Street seating will be 9 AM to 10PM on Sundays with no service of alcohol before 10 AM, 11 AM to 10 PM Thursdays and Fridays and 9 AM to 10 PM on Saturdays. Open Streets are currently not in effect from Mondays to Wednesdays.

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

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for the alteration to the existing On-Premises liquor license **NYC LLC dba Radiant Cafe 172 Waverly Pl, store 2 10014** to add seating under the Dining Out NYC program unless the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous, 29 Board Members in favor.

13. 305 Bleecker Food Market LLC dba Suprema Provisions 305 Bleecker St 10014 (OP–Restaurant) (Alteration: Dining Out NYC-Sidewalk) (Lic ID #0340-21-121098) (*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 6 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 3 tables and 6 seats on Greenwich Avenue between Grove Street and 7th Ave South.

2. Hours of operation for the Dining Out NYC sidewalk café will be from 10 AM to 10 PM Sundays through Wednesdays and from 10 AM to 11 PM Thursdays through Saturdays, these hours being consistent with other establishments on 7th Avenue South, the premises having frontage on both Bleecker Street and 7th Avenue South with an enclosed sidewalk café on 7th Avenue South.
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 **305 Bleecker Food Market LLC dba Suprema Provisions 305 Bleecker St 10014** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous, 29 Board Members in favor.

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

14. West10West LLC dba West10West 242 W 10th St 10014 (WBC) (Change in Method of Operation–add DONYC Roadway)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on May 7, 2026, the Applicant's Attorney requested **to lay over** this application to June/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, 29 Board Members in favor.

15. 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 May 7, 2026, the Applicant's Attorney requested to lay over this application to June/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, 29 Board Members in favor.

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

Whereas, prior to this month's Community Board 2, Manhattan's SLA #2 Licensing Committee Meeting on May 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 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 **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, 29 Board Members in favor.

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

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on May 7, 2026, the Applicant’s Attorney requested to lay over this application to June/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 aka 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, 29 Board Members in favor.

18. Dinex Washington Street LLC 837 Washington St 10014 (OP–Restaurant)

Whereas, prior to this month’s Community Board 2, Manhattan’s SLA #2 Licensing Committee Meeting on May 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 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 **Dinex Washington Street LLC 837 Washington 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, 29 Board Members in favor.

STREET ACTIVITIES and RESILIENCY

- 1. *5.12-5.18.26 – The Guru House – 372 Lafayette St. Brand Activation (Sponsor: GSS Security Services, Inc.), 1) Great Jones St. bet. Broadway & Lafayette St. [curb lane only-So.; 2) Lafayette St. bet. Bond & Great Jones Sts. [partial SW closure-W.]**

Whereas, the applicant, representing food brand Nutella, is seeking a partial sidewalk closure for a sidewalk activation in conjunction with a 2-day pop-up at 372 Lafayette, with the activation taking place in front of 372 Lafayette on the west sidewalk of Lafayette between Bond and Great Jones streets; and

Whereas, the activation is expected to consist of a branded food cart giving out free Nutella samples to pop-up attendees waiting on line; and

Whereas, the activation will be live from 12 PM – 6 PM on Saturday, May 16th and Sunday, May 17th; and

Whereas, the applicant intends to use ropes / stanchions for the queue line with a 5-foot or greater pedestrian walkway maintained, and agreed to cut the line at the end of the block; and

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

Whereas, the event will not feature sidewalk chalking, painting or stenciling; and

Whereas, security guards will be on site, as well as brand ambassadors for waste management; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval of 372 Lafayette St. Brand Activation (Sponsor: GSS Security Services, Inc.), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, 29 Board Members in favor.

- 2. *5.14.26 – Sephora Slushy Cart – 9th Ave. (Sponsor: Sephora), 9th Ave. bet. Little W. 12th & W. 13th Sts. [curb lane only-W.]**

Whereas, the applicant, representing beauty / cosmetics store Sephora, is seeking a partial sidewalk and curb lane closure for a sidewalk “slushy cart” activation in front of the Sephora store at 21-27 9th Avenue, on the west sidewalk of 9th Ave between Little West 12th and 13th streets; and

Whereas, the activation is expected to consist of a branded “slushy cart” cart giving out free slushies to attendees; and

Whereas, the activation will be live from 12 PM – 6 PM on Thursday, May 14th, with load-in beginning at 9 AM and load-out immediately after 6 PM; and

Whereas, the applicant has coordinated with the Meatpacking BID for this event; and

Whereas, the applicant intends to use ropes / stanchions for the queue line with a 5-foot or greater pedestrian walkway maintained; and

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

Whereas, the event will not feature sidewalk chalking, painting or stenciling; and

Whereas, security guards from the Sephora store will be on site, as well as brand ambassadors for waste management; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Sephora Slushy Cart – 9th Ave. (Sponsor: Sephora)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Passed, 28 Board Members in favor, 1 recusal (D. Raftery).

3. *5.14.26 – ThrobCella (Sponsor: Air Labs Inc.), Howard St. bet. Centre & Lafayette St. [SW & curb lane closure-Both]

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 **ThrobCella (Sponsor: Air Labs Inc.)**.

Vote: Unanimous, 29 Board Members in favor.

4. *5.15.26 – DERMA E Skincare Consumer Activation (Sponsor: Patrick J. Clayton Productions), Broadway bet. Grand & Howard Sts. [partial SW closure-W.]

Whereas, the applicant, representing skincare brand DERMA, is seeking a partial sidewalk closure for a queue line with rope and stanchions in conjunction with a 1-day pop-up at 437 Broadway, on the west side of Broadway between Howard and Grand streets; and

Whereas, the activation is expected to consist of a branded giveaways inside the pop-up at 437 Broadway, with a queue line running south on the west sidewalk of Broadway; and

Whereas, the activation will be live from 11 AM – 5 PM on Friday, May 15th; and

Whereas, the applicant will maintain a 5-foot or greater pedestrian walkway and use rope / stanchions; and

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

Whereas, the event will not feature sidewalk chalking, painting or stenciling; and

Whereas, security guards will be on site to assist with line management; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **DERMA E Skincare Consumer Activation (Sponsor: Patrick J. Clayton Productions)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, 29 Board Members in favor.

5. *5.16.26 – Mother’s Day SoHo (Sponsor: Lafayette 148), Greene St. bet. Broome & Spring Sts. [partial SW closure-W.]

Whereas, the applicant, representing clothing store Lafayette 148, is seeking a partial sidewalk closure for a sidewalk “flower cart” activation in front of the Lafayette 148 store at 59 Greene street, on the west sidewalk of Greene Street between Spring and Broome Streets; and

Whereas, the activation is expected to consist of a branded flower stand placed on the sidewalk, giving out bouquets of flowers to attendees in celebration of Mother’s Day; and

Whereas, the activation will be live from 12 PM – 4 PM on Saturday, May 16th, with load-in beginning at 11 AM and load-out complete by 5 PM; and

Whereas, the applicant does not expect a queue line to form and plans to have only approximately 100 bouquets of flowers to give away; and

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

Whereas, the event will not feature sidewalk chalking, painting or stenciling; and

Whereas, store staff and security will be present to manage any line that forms and for waste management; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Mother's Day SoHo (Sponsor: Lafayette 148)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, 29 Board Members in favor.

6. *5.20.26 – Student Art Celebration (Sponsor: Village Alliance), Astor Place Plaza: Lafayette St./ Cooper Sq./E. 8th St. – So. [Full]

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

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Student Art Celebration (Sponsor: Village Alliance)**.

Vote: Unanimous, 29 Board Members in favor.

7. *5.28.26 – NOW 6.11.26– Little Owl 20th Anniversary Neighborhood Party (Sponsor: Blackfoot Consulting DBA Little Owl Restaurant), Bedford St. bet. Barrow & Grove Sts. [SW & curb lane closure-Both]

Whereas, the applicant, restaurant Little Owl, is seeking a street closure to host a 20th anniversary neighborhood party at 90 Bedford Street, on the corner of Bedford and Grove, in celebration of two decades of business at that location; and

Whereas, in the course of coordination with SAPO following submission, the application was re-categorized from a large sidewalk closure to a large street event with a full street closure of Bedford Street between Barrow and Grove, and the date was moved from May 28th to Thursday, June 11th; and

Whereas, the event is expected to run from 5 PM to 9 PM on Thursday, June 11th, with setup beginning at approximately 3 PM and the street clear by 11 PM, subject to coordination with vendor partners on load-in and load-out timing; and

Whereas, the applicant intends to maintain a 15-foot fire lane down the center of the street throughout setup and the event, as well as pedestrian walkways on both sides of the sidewalk, with barricades on either end of the closed block, and the physical setup will include food booths operated by the applicant's sister restaurants in the neighborhood, high-top tables for guests to

congregate, and portable restrooms in the curb lane, with an ADA-accessible restroom available inside the restaurant at 90 Bedford Street; and

Whereas, the event will be private and invitation-only, with invitees drawn from the restaurant's longstanding client list, neighbors, regulars, and event clients in the surrounding West Village area, and the applicant expects 200 to 500 attendees in total, staggered in groups of approximately 30 to 40 invitees arriving in 5-minute intervals, with no more than 20 to 75 people on site at any given time; and

Whereas, the applicant will rope off the perimeter of the event area and manage check-in at each point of entry and exit using a clipboard or iPad-based guest list to make clear that the party is a private gathering; and

Whereas, food from Little Owl and its sister restaurants will be served free of charge to invitees, and the applicant intends to serve wine and beer, the application for which has been submitted and is anticipated to be acted on within the week, with a third-party security company on site to check identification, wrist-band guests of legal drinking age, and assist with managing flow at the points of entry and exit; and

Whereas, the event will not feature amplified sound, with entertainment limited to acoustic singing and skits performed by restaurant staff at street level, without microphones, a stage, or a PA system; and

Whereas, the applicant has been in contact with the 6th Precinct, who reviewed the site plan, and has also reached out to representatives of the local block associations; and

Whereas, upon the SAR Committee strongly recommending advance flyer of neighbors and nearby buildings to ensure that residents on the block and the immediately surrounding buildings are aware of the closure, the applicant agreed to perform that outreach in advance of the event; and

Whereas, the event will not feature sidewalk chalking, painting or stenciling; and

Whereas, the applicant noted that the event is part of a broader 20th anniversary fundraising effort by Little Owl benefiting local charities including Greenwich House, P.S. 3, and St. Luke's, with any leftover food to be donated to charity; and

Whereas, while CB2 Manhattan is generally not in favor of the use of public street space for fully private events, the board recognizes that Little Owl been a longstanding presence in the CB2 community, and the applicant is well prepared for the event with proceeds going to charity; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Little Owl 20th Anniversary Neighborhood Party (Sponsor: Blackfoot Consulting DBA Little Owl Restaurant)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, 29 Board Members in favor.

8. *5.30-5.31.26 – Bigfoots Remains (Sponsor: Satellite Art Show), Astor Place Plaza: Lafayette St./4th Ave. – No. [Full]

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

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Bigfoots Remains (Sponsor: Satellite Art Show)**.

Vote: Unanimous, 29 Board Members in favor.

9. Anua Event (Sponsor: Marty Barnes Inc.), Greene St. bet. Canal & Grand St. [curb lane only-W.]

Whereas, the applicant, representing Korean skincare brand Anua, is seeking a curb lane closure for a queue line with rope and stanchions in conjunction with a multi-day pop-up at 21 Greene street, on the west side of Greene between Canal and Grand streets; and

Whereas, the queue line to enter the pop-up will be placed in the curb lane with ropes / stanchions and barriers, allowing for a 5-foot pedestrian right-of-way on the sidewalk; and

Whereas, the pop-up activation will be live from 11 AM – 5 PM on June 6th and 7th, with a private event occurring on June 5th; and

Whereas, the event will not feature amplified sound on the sidewalk / in the curb lane, and no influencers or celebrities; and

Whereas, the event will not feature sidewalk chalking, painting or stenciling; and

Whereas, 3 security guards will be on site to assist with line management; now

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

Vote: Unanimous, 29 Board Members in favor.

10. *6.2.26 – Chomps Vintage Truck Sampling (Sponsor: Chomps), Mercer St. bet. Prince & W. Houston Sts. [SW & curb lane closure-W.]

Whereas, the applicant, representing food brand Chomps, is seeking a partial sidewalk and curb lane closure for a “food truck” activation at 139-155 Mercer Street, on the west sidewalk and in the west curb lane of Mercer Street between Prince and Houston streets; and

Whereas, the activation is expected to consist of a branded, wrapped vintage truck giving out free samples of Chomps shelf-stable “meat sticks” as well as branded tote bags and sunglasses; and

Whereas, the applicant intends to give away approximately 200 meat stick samples and 200 samples of tote bags / sunglasses; and

Whereas, the activation will be live from 10 AM – 2 PM on Tuesday, June 2, with load-in beginning at 8 AM and load-out complete by 4 PM; and

Whereas, the applicant intends to use ropes / stanchions for the queue line on the sidewalk with a 5-foot or greater pedestrian walkway maintained; and

Whereas, the event will feature amplified sound, played at a low volume from the truck; and

Whereas, the event will feature a brief appearance from a Tiktok influencer, which will not be promoted beforehand; and

Whereas, the event will not feature sidewalk chalking, painting or stenciling; and

Whereas, security guards and brand ambassadors will be on site for line and waste management; now

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

Vote: Unanimous, 29 Board Members in favor.

11. *6.4.26 – NOW 6.5.26 – The Light We Carry Festival Street Party (Sponsor: Herbert Berghof Studio, Inc.), Bank St. bet. Greenwich & Washington Sts. [SW & street closure-So.]

Whereas, the applicant, the nonprofit Herbert Berghof Studio, is seeking a full street closure on Bank Street between Greenwich and Washington Streets to host a single block festival for its inaugural seven-day The Light We Carry Festival, celebrating the studio's legacy and founders; and

Whereas, the applicant indicated at the meeting that, although the agenda lists the event as June 4th, the block party is intended to take place on Friday, June 5th as the final day of the festival, and the committee asked the applicant to confirm the date with SAPO; and

Whereas, the street closure will support food trucks parked along the closed block and a small acoustic three-piece jazz trio at street level, with no speakers, no elevated sound, and no alcohol service; and

Whereas, the event will be free and open to the public, with attendees expected to mill between the food trucks and the studio's three buildings on the block; and

Whereas, the applicant intends to distribute flyers in the buildings on the block to notify residents in advance, with the applicant's full team, including a personal cell number for day-of contact, on site during the event; and

Whereas, the applicant has been in contact with the 6th Precinct's community affairs officers, for sound coordination, and the committee recommended further coordination with the precinct on the full street closure logistics; and

Whereas, the event will not feature sidewalk chalking, painting, stenciling, or giveaways; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **The Light We Carry Festival Street Party (Sponsor: Herbert Berghof Studio, Inc.)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, 29 Board Members in favor.

12. *6.5-6.6.26 – Sephora Pop Up Gansevoort (Sponsor: Sharon Marie Miller), Gansevoort Plaza: W. 12th/W. 13th Sts./9thAve. [Full]

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

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Sephora Pop Up Gansevoort (Sponsor: Sharon Marie Miller)**.

Vote: Passed, 28 Board Members in favor, 1 recusal (D. Raftery).

13. *6.7.26 – Coach Matcha Truck – Broadway (Sponsor: NY Food Truck Association-Food Truck Promotions), Broadway bet. Broome & Spring Sts. [curb lane only-E.]]

Whereas, the applicant, representing fashion brand Coach, is seeking a partial sidewalk and curb lane closure for a “food truck” activation at 524 Broadway, on the east sidewalk and in the east curb lane of Broadway between Broome and Spring streets; and

Whereas, the activation is expected to consist of a branded truck giving out approximately 500 free matcha drinks from Good Brew Co.; and

Whereas, the activation will be live from 10 AM – 4 PM on Sunday, June 7th, with load-in beginning at 7 AM and load-out complete by 4:30 PM; and

Whereas, the applicant intends to use ropes / stanchions for the queue line on the sidewalk with a 5-foot or greater pedestrian walkway maintained; and

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

Whereas, the event will not feature sidewalk chalking, painting or stenciling; and

Whereas, security guards and brand ambassadors will be on site for line and waste management; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Coach Matcha Truck – Broadway (Sponsor: NY Food Truck Association-Food Truck Promotions), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, 29 Board Members in favor.

14. *6.11.26 – Porsche Design x Watches of Switzerland (Sponsor: Porsche Design), Greene St. bet. Broome & Spring Sts. [curb lane only-E.]

Whereas, the applicant is requesting a curb lane closure for parking of wrapped, branded Porsche vehicles alongside a private event happening inside the Watches of Switzerland store at 60 Greene street; and

Whereas, the Porsche vehicles are expected to be parked in the curb lane from 12 PM to 10 PM on Thursday, June 11th; and

Whereas, this event will entail no other 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 Porsche Design x Watches of Switzerland (Sponsor: Porsche Design)**, provided that the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, 29 Board Members in favor.

15. *6.13.26 – Estee Lauder Mobile Tour (Sponsor: Estee Lauder), Spring St. bet. Lafayette & Mulberry Sts. [SW & curb lane closure]

Whereas, the applicant, representing skincare / beauty brand Estee Lauder, is seeking a partial sidewalk and curb lane closure for a “glass bus” activation at 226 Lafayette, on the west sidewalk and in the west curb lane of Lafayette between Kenmare and Spring streets; and

Whereas, the activation is expected to consist of a branded “glass bus” which participants can queue up to enter, where they will have the chance inside the bus to visit “makeup stations” and receive free samples; and

Whereas, in addition to free product samples, the applicant will also be giving away iced coffees and prepackaged cookies or biscotti; and

Whereas, the applicant anticipates giving away 500-700 samples each of food and products;

Whereas, the activation will be live from 11 AM – 7 PM on Saturday, June 13th, with load-in beginning at 6 AM and load-out complete by 7 PM; and

Whereas, the applicant intends to use ropes / stanchions for the queue line on the sidewalk and to cap the line should it grow too long; and

Whereas, the event will not feature amplified sound outside of the glass bus, with influencers or celebrities; and

Whereas, the event will not feature sidewalk chalking, painting or stenciling; and

Whereas, security guards and brand ambassadors will be on site for line and waste management; and

Whereas, while the activation itself contains generally standard features of a promotional activation often seen on the sidewalk / curb lane, it will not be possible to maintain the requisite

5-foot pedestrian right of way at the chosen location, given the width of the sidewalk, existing outdoor restaurant seating, and general crowd levels at the site; and

Whereas, the applicant had difficulty identifying a suitable location due to SAPO-enforced embargoes due to the World Cup; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Estee Lauder Mobile Tour (Sponsor: Estee Lauder)** in its current proposed location, but encourages the applicant to reapply with a more suitable one

Vote: Unanimous, 29 Board Members in favor.

16. * 6.20.26 – Macdougall Street Mambo (Sponsor: Edible Schoolyard New York), Macdougall St. bet. Prince & W. Houston Sts. [full street closure] (addition from last month)

By motion duly made, seconded and adopted, this resolution was returned to Committee.

Vote: Unanimous, 29 Board Members in favor

17. *6.27.26 – Jones Street Festival (Sponsor: Greenwich House, Inc.), Jones St. bet. Bleecker & W. 4th Sts. [full street closure]

Whereas, the applicant, the nonprofit Greenwich House, working through its Pottery program, is seeking a full street closure of Jones Street between Bleecker and West 4th Streets for a street festival celebrating the end of the Pottery’s school year and showcasing Greenwich House’s broader programming; and

Whereas, the event is scheduled for Saturday, June 27th from 11 AM to 3 PM, with setup beginning at 9 AM and breakdown complete by 5 PM; and

Whereas, programming will include clay-related demonstrations and a “clay Olympics,” kids’ activities throughout the day, and information about Greenwich House’s older-adult centers, life-skills and opportunity center, mental-health clinics, and music school; and

Whereas, the music school will present several live performances throughout the day, including a faculty trio, a dance-clarinet ensemble, and a children’s program, and the applicant is in the process of applying for an amplified sound permit for low-level background music and these performances, with the option of going fully acoustic should the sound permit not be granted; and

Whereas, the applicant intends to host a craft market with local makers, and in lieu of charging vendor fees, the applicant will ask participating artists to donate to Stonewall or another LGBTQIA organization of their choosing in recognition of the festival's coincidence with Pride weekend; and

Whereas, the applicant plans to invite local businesses on Jones Street, Bleecker Street, and West 4th Street to participate in the festival, and intends to flyer the block and surrounding buildings in advance of the event to notify residents of the closure; and

Whereas, the applicant will have approximately 22 staff members plus a team of volunteers working the event, with trash cans placed at each end of the street, additional trash cans at each vendor station, and facilities team members emptying trash throughout the day; and

Whereas, the activation is fully ADA-accessible at street level, with restrooms available on the second floor of the Pottery building accessible by stairs only, and the applicant indicated that ADA-accessible portable restrooms will be rented if a participating vendor restroom cannot be used; and

Whereas, the SAR Committee noted that the festival coincides with Pride weekend, and recommended that a pre-event walk-through with NYPD and FDNY be coordinated to ensure that the closure logistics are workable given the surrounding Pride activity; and

Whereas, the event will not feature sidewalk chalking, painting or stenciling; now

Therefore Be It Resolved that CB2 Manhattan recommends approval of Jones Street Festival (Sponsor: Greenwich House, Inc.), provided that the application conforms with all applicable laws, rules, regulations, and clearance requirements, and further provided that the applicant refrains from any chalking or stenciling on the sidewalk.

Therefore Be It Further Resolved that, given the festival's coincidence with Pride weekend, CB2 Manhattan recommends that the applicant coordinate a pre-event walk-through with NYPD and FDNY to confirm the closure logistics and emergency-access plan in advance of the event.

Vote: Unanimous, 29 Board Members in favor.

FYI / RENEWALS

18. 5.16.26 – 2026 PS3 Spring Fling (Sponsor: School Community Council The John Melser Charrette School P.S. 3), Grove St. bet. Bedford & Hudson Sts. [SW & street closure-Both]

19. 5.19.26 – 2026 Whitney Gala (Sponsor: Whitney Museum of American Art), Gansevoort St. bet. Washington & West Sts. [SW & curb lane closure-No.]

20. 6.4.26 – Public Theater Mobile Unit – Astor Place (Sponsor: The Public Theater), Astor Place Plaza: Lafayette St./ Cooper Sq./E. 8th St. – So. [Full]
21. 6.28.26 – NYC Pride Health Fair (Sponsor: Treatment Action Group TAG), Thompson St. bet. Washington Sq. So. & W. 3rd St. [full street closure]
22. 7.12.26 – Dog Block Party (Sponsor: Ben Rubin), Greene St. bet. Prince & Spring Sts. [full street closure]
23. 8.8.26 – Washington Sq Summer Fair (Sponsor: Greenwich Village Chelsea Chamber of Commerce), Washington Sq. No. bet. Macdougall St. & University Pl. [full street closure}
24. 8.15.26 – Bleecker St Summer Fair (Sponsor: Our Lady of Pompeii Church), 1) Bleecker St. bet. 6th Ave. & 7th Ave. So. [full street closure]; 2) Carmine St. bet. Bedford St. & 6th Ave. [[full street closure]
25. 8.29.26 – Broadway Festival (Sponsor: Greenwich Village Chamber of Commerce), Broadway bet. E. 14th St. & Waverly Pl. [full street closure]
26. 8.30.26 – 4th Avenue Fair (Sponsor: Transportation Alternatives), 4th Ave. bet. E. 9th & E. 14th St. [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: Unanimous, 29 Board Members in favor.

NEW BUSINESS

27. Resolution Regarding A1749A PRRIA (Packaging Reduction & Recycling Infrastructure Act) also known as EPR (Extended Producer Responsibility)

Whereas, New York City and New York State face a solid waste challenge as a result of our throwaway practices; and

Whereas, New York City generates 12,000 tons of residential garbage daily and 7,500 tons of construction and demolition debris every day; and

Whereas, New York State has only 25 landfills for household and municipal waste and only 11 landfills for construction and demolition; and

Whereas, many New York State landfills have limited useful life left on their operations; and

Whereas, New York City estimates the annual cost of disposal of our waste stream is \$420-\$450 million annually, which will rise as New York State landfills close; and

Whereas, much of this trash includes single-use plastics that are not readily recyclable and packaging that contains toxic materials that limit its recyclability and generate toxic leachate in landfills; now

Therefore, Be It Resolved that CB2 Manhattan urges the New York State Legislature to take steps to address this solid waste crisis as soon as possible by passing strong and effective legislation such as Senate Bill 1464A/Assembly Bill 1749A.

Vote: Passed, 28 Board Members in favor, 1 abstention (R. Sanz).

TRAFFIC AND TRANSPORTATION

Resolution in Support of the Proposed NYC DOT Street Redesigns, Subject to Modifications, for Lafayette Street/4th Avenue, Astor Place, East 8th Street and West 13th Street

Whereas:

1. NYC Department of Transportation (DOT) presented proposed *Bike Facility and Network Improvements* on Lafayette Street/4th Avenue, Astor Place, E. 8th Street and W. 13th Street on [March 24](#), [April 28](#) and [May 11](#);
2. On March 24, DOT presented additional changes beyond *Bike Facility and Network Improvements*, including:
 - a. Widening and converting the existing northbound bike lane into a protected two-way bike lane from Prince to 14th Streets;
 - b. Reducing certain vehicular travel lanes;
 - c. Adding turn lanes;
 - d. Creating amenity zones between the bike lanes and parking/travel lanes;
 - e. Constructing pedestrian safety improvements including sidewalk extensions and concrete pedestrian islands; and,
 - f. Improving traffic signal timing.
3. After the March 24 presentation, Community Board 2 (CB2) insisted that DOT reach out to residential stakeholders, schools and local small businesses in addition to business

improvement districts. In response, within CB2, DOT met with leadership at Grace Church School, Hyatt Union Square, New York University, the Public Theater, the Stewart House board and Wegmans. (Outside of CB2, COT met with Mount Sinai Union Square, Union Square Partnership and Zechendorf Towers.)

4. In [DOT's March 25 press release](#), the city highlighted that the upgrades will create a "two-way bike connection from the Brooklyn Bridge up to the Flatiron District."
5. CB2 recognizes the need to address longstanding deficiencies in the north-south protected bicycle network south of Union Square as well as the lack of protected east-west bicycle connections;
6. **Previous CB2 Resolutions.** CB2 has consistently supported safer cycling and pedestrian infrastructure along this corridor and unanimously passed two resolutions in support of:
 - a. 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 from Bleecker to W. 14th Streets, and studying other ways to improve pedestrian and cyclist safety on Lafayette Street, [adopted in April 2025](#);
 - b. Safety improvements on Lafayette Street at Jersey Street and study options to pedestrianize Jersey Street, [adopted in August 2025](#).
7. **Public Testimony.** CB2 heard testimony at public hearings on March 24 and April 28 from residents, families, commuters, cycling advocates, businesses, institutions, delivery workers, bus riders and building representatives, reflecting both strong support for safer protected infrastructure and concerns regarding pedestrian crossings, deliveries, emergency access, traffic flow, curb management and two-way bike lane operations
 - a. Residents in Soho and NoHo i) opposed the elimination of one travel lane from Prince to E. 9th Streets raising concerns about traffic flow, curb space for deliveries and drop-off/pickup and the impact on emergency vehicle access as well and ii) question how the space allocated to the amenity zone will improve pedestrian, bike, delivery and traffic flow;
 - b. Two coops and Grace Church School supported moving the southbound bike lane from 4th Avenue to Broadway between 14th Street and Astor Place; and,
 - c. The West 13th Street Block Association (between 6th and 7th Avenues) requested i) gaps in the hardened barrier, ii) eliminating parking on the north side

of the street to preserve a through-lane for traffic, deliveries, and emergency access and iii) dedicated loading and drop-off zones.

Summary of Testimony for Lafayette Street /4th Avenue On or After April 28
(CB2 defines local as living, working or attending school in the district, and assigned categories to the best of the board’s ability. Totals as of May 20, 2026.)

	<u>Opposition/Concern</u>	<u>Support</u>
Speakers	25 (24 local)	19 (9 local)
Letters	25 (24 local)	140+ (15 local)
Petitions	500+ petition signatures from residents at Stewart House and 115 E. 9th Street and families at Grace Church School in support of moving the southbound bike lane from 4th Avenue to Broadway between 14th Street and Astor Place	

8. DOT returned to CB2 two additional times, and each time made changes based on community feedback, including plans to:

Pedestrian Improvements on Lafayette Street and 4th Avenue

- a. Build a buffer in the concrete between E. 10th and E. 11th Streets;
- b. Install 11 painted pedestrian spaces to existing concrete pedestrian islands;
- c. Install three painted pedestrian curb extensions;

Safety Improvements for Grace Church School to Improve Sightlines, Slow Bicycles and Better Organize Interactions Within the Space

- d. Install painted pedestrian space between parking and bike lane;
- e. Add a two-foot edge line adjacent to the west curb;
- f. Narrow the bike lane to 10 feet;
- g. Add LOOK markings at crosswalks with the two-foot edge line;
- h. Narrow the bike lane from E. 9th to E. 12th Streets;
- i. Add a mid-block crosswalk between E. 10th and E. 11th Streets;
- j. Add new SCHOOL signs facing north and south between E. 10th and E 12th Streets to alert cyclists;
- k. Relocate existing signs between E. 9th and E. 10th Streets to be closer to E 10th Street to alert motorists;

Safety Improvements for Stewart House

- l. Include two-foot curbline offset between E. 9th and E. 10th Streets to narrow the bike lane and slow bikes;
- m. Add rumble strips at crosswalks between E. 9th and E. 10th Streets;
- n. Install a pedestrian island at E. 9th Street;

Interventions on 4th Avenue from E. 9th to E. 12th Streets During Implementation

- o. Set up barrels with signs raising awareness for pedestrians and cyclists about the new design during implementation and possibly again in September 2026 when school resumes;
- p. Post new design flyers along the corridor for further awareness of design changes;

Changes to Parking Regulations

- q. Align parking regulations with those on Broadway;
- r. Mid-block crossings in front of Grace Church;
- s. Add significant signage warning cyclists to slow in front of Grace Church School;
- t. Adding rumble strips to bike lanes and hardening the pedestrian zones with granite blocks and adding rumble strips at both Grace Church School and 10th Street;
- u. Committing to the same pedestrian safety improvements at City and Country School on W. 13th Street;

Great Jones Fire House

- v. Further review the addition of a pre-emptive signal at Great Jones and Lafayette Streets.;

Broadway from 14th to Houston Streets

- w. While there currently is “no timeline for improvements on Broadway” south of 14th Street, the DOT has “heard the feedback from the community” and will investigate all options;”

Delivery Worker Rest Area

- x. Investigate two potential locations for siting a rest area with dedicated space outside of pedestrian travel, granite blocks, bike racks, and planters on E. 8th Street between Lafayette Street and 4th Avenue or Lafayette Street near Astor Place;

West 13th Street

- y. Continue to review the existing parking regulations and identify locations that promote best use of the curb, which might include reducing the commercial meters to less than three hours to promote higher turnover of spaces, and identifying locations for micro-hubs and neighborhood loading zones; and,
 - z. Commit to design treatments in front of City and Country School consistent with treatments proposed in front of Grace Church School, including narrowing the bike lane, adding a crosswalk, providing new pedestrian space for pick-up/drop-off, rumble strips, and additional markings and signage.
9. As of Monday, May 18, DOT repaved Lafayette Street from Shinbone Alley (between Bond and Bleecker Streets) to 9th Street, repaved Astor Place between Broadway and Lafayette Street, added a bike sign on Lafayette Street at E 4th Street, installed “One Way” and “New, Do not Enter” signage at Astor Place and Lafayette Street and milled Lafayette Street from Shinbone Alley to Houston Street prior to repaving.



10. CB2 believes that public review of street redesigns would be more efficient and productive if DOT would:
- a. Precisely describe the proposed changes;
 - b. Conduct outreach to all stakeholders, including residents and small businesses, prior to presenting final plans; and,
 - c. Share draft presentations with CB2 at least one week prior to public meetings.
11. CB2 believes street redesigns must safely accommodate all users, including pedestrians, cyclists, people with disabilities, transit riders, delivery workers, emergency responders, residents, local businesses, houses of worship and schools.

Therefore Be It Resolved, that Manhattan, Community Board 2 supports NYC Department of Transportation's proposed redesign of Lafayette Street/4th Avenue, Astor Place, E. 8th Street and W. 13th Street to improve pedestrian safety, strengthen the bicycle network, calm traffic and reclaim public space, subject to the following modifications:

Pedestrian Safety

1. DOT should maximize pedestrian safety improvements along redesigned corridors with:
 - a. Additional concrete pedestrian islands where feasible;
 - b. Lengthened Split Phase Signal Timing, where possible, from seven to 10 seconds;
 - c. A NYPD crossing guard at pick-up and drop-off on school days at Grace Church School and City and Country School;
 - d. Additional signage to alert pedestrians and cyclists at all intersections and the school crossings, in both directions; and,
 - e. Rumble strips in bike lanes and other physical traffic-calming measures at all intersections and school crossings, in both directions.
2. DOT should install granite blocks and bollards in and around the two-way bike lane until it installs permanent hardened infrastructure.
3. DOT should prioritize these pedestrian safety improvements near Stewart House, Grace Church School, City and Country School and other locations with significant concentrations of children, seniors and pedestrians.

Bike Lane Design

4. *“CB2 urges the DOT to expeditiously paint the existing southbound bike line on Broadway from Bleecker to West 14th streets,”* as CB2 unanimously supported in its [April 2025](#) resolution and add a protected bike lane, ideally hardened, as soon as possible, if space permits on the 80 foot wide street.
5. In addition to adding the protected bike lane on Broadway from Bleecker to W. 14th Streets, CB2 requests that DOT expeditiously evaluate the proposal advanced by local stakeholders to locate the southbound protected bike lane to Broadway between 14th Street and Astor Place

Travel Lanes

6. In response to community concerns regarding the DOT’s plan to remove one travel lane on Lafayette Street between Prince and 8th sts, DOT will:
 - a. Temporarily remove the lane on a trial basis;
 - b. Continuously monitor and evaluate the changes in conjunction with the Amenity Zone design; and,

- c. Return to CB2 in fall 2026 with updated design plans and again after nine months to discuss and review the action's impact on traffic, emergency access, pedestrian safety and cycling.

Deliveries, Curb Management and Amenity Zones

7. DOT should design parking regulations to ensure adequate access to the curb and Amenity Zone for passenger drop-off and pick-up, accessible transportation, deliveries by car, truck, micro-mobility vehicles, commercial loading to both accommodate residents, businesses and schools and to prevent illegal double parking and bike lane obstruction.
8. DOT should design the Amenity Zones to prioritize:
 - a. Loading and delivery management and address how this will work with the parking lane immediately east of the Amenity Zone;
 - b. Micro-mobility parking;
 - c. Greening and bioswales;
 - d. Public realm amenities, such as streetseats; and,
 - e. Future trash containerization.

Emergency Access

9. DOT should continue coordination with FDNY, MTA and local institutions to ensure bus operations and curb functionality on all the redesigned streets;
10. CB2 insists that DOT add a traffic signal preemption system to change the traffic signal to green on Great Jones Street at Lafayette Street for Engine 33/Ladder 9 at 42 Great Jones Street, given the size of the fire station, plans to reduce travel lanes and new development on Great Jones Street that will reduce sightlines and during construction, further crowd the intersection;

Delivery Workers and Public Realm

11. CB2 urges DOT and relevant city agencies to improve conditions for app-based delivery workers in the Astor Place area, including the addition of a deliverista hub, seating, weather protection, restroom access and related public amenities.
12. CB2 encourages DOT to study options to pedestrianize:
 - a. Jersey Street on the two blocks between Crosby and Lafayette Streets and between Lafayette and Mulberry Streets, as CB2 previously requested in its [August 2025 resolution](#); and,

- b. Astor Place between Broadway and Lafayette Street
13. CB2 encourages the DOT to install additional temporary signage as pedestrians, cyclists, cars and trucks adjust to the conversion of Astor Place to one way.

Citibike and Micromobility

14. DOT should relocate Citibike stations and bicycle parking to align with the protected bike lane network, including moving the Citibike station in:
- a. Petrosino Sq. to the west side of Lafayette and Spring Streets, either north or south of Spring Street, as previously supported by CB2 in [November 2013](#), [January 2022](#), [April 2024](#) and [April 2025](#); and,
 - b. Lafayette Street between Prince and Houston Streets to the west side of Lafayette Street from the east side.

West 13th Street

15. DOT should design parking regulations to ensure adequate curb access for passenger drop-off and pick-up, accessible transportation, deliveries by car, truck, micro-mobility vehicles, commercial loading to both accommodate residents, businesses and schools and to prevent illegal double parking and bike lane obstruction.
16. DOT must provide the same pedestrian safety treatments and loading zones at City and Country School as they propose for Grace Church School.

Be It Further Resolved, that CB2 supports implementation of the project with the above modifications and asks DOT to return to CB2 within nine months with operational feedback and statistics on the impact of all of the changes on pedestrians, local students, cyclists, residents, small businesses, emergency vehicles, bus speeds and traffic congestion, including near venues open late at night and with recommendations for potential revisions.

Be It Finally Resolved, that going forward, CB2 urges DOT to precisely describe and communicate its proposed street redesigns, conduct extensive outreach to all stakeholders including residents and small businesses prior to presenting final plans and share draft presentations with CB2 at least one week prior to a public meeting.

Vote: Passed, 20 Board Members in favor, 7 against (C. Booth, V. De La Rosa, S. Kent, D. Raftery, C. Spence, A. Wong, E. Yoo), 1 abstention (S. Aaron).

Resolution in Support of the

Clarkson Street Open Street for Schools Project

Whereas:

1. Sabina Sethi Unni, Schools Planner at Open Plans, and Elena Madison, Director of Projects at Project for Public Spaces, presented a proposal for improvements to the Clarkson Street Open Street for Schools serving City-As-School and M721 on Clarkson St. between Hudson St. and 7th Ave. South;
2. The proposal includes installation of moveable gateway gates at Hudson St., a mid-block street seat on the north side of Clarkson St., curb extensions, seating, planters and related public realm improvements intended to improve safety, accessibility and usability of the open street;
3. City-As-School and M721 are co-located public schools serving approximately 750 students combined, and neither school has a gymnasium, auditorium nor adequate gathering space for students;
4. The Clarkson Street Open Street has already been used for educational programming, health fairs, cultural celebrations and community activities, demonstrating the importance of safe and flexible public space for students and the surrounding community;
5. Open Plans conducted extensive outreach from May 2025 through April 2026 involving students, teachers, families, local residents, businesses, elected officials and community stakeholders, including 10 engagement sessions and nearly 400 survey participants and included workshops, classroom visioning exercises, block parties and surveys with students and faculty from City-As-School and M721, ensuring that the project reflects community priorities and student needs;
6. Seating emerged as one of the strongest community priorities, with respondents emphasizing the need for calm, inclusive gathering space and noting the lack of adequate seating for students, including students with physical challenges; and
7. Traffic safety and stronger barricades also emerged as major priorities, with students, faculty and community members expressing concern about traffic, congestion and the need for improved protections preventing vehicles from entering the open street and students from entering traffic;
8. The proposal's moveable gates and curb extensions are intended to provide a more durable, attractive and functional alternative to temporary metal barricades currently used on many open streets;

9. The proposed street seat includes benches, planters and accessible seating areas designed to create a welcoming public gathering space for students, faculty and the broader community;
10. Project for Public Spaces Community Placemaking Grant program, which supports community-driven public space improvements and traffic safety initiatives, awarded funding to Open Plans and the Clarkson Street Open Street project;
11. The school community intends to maintain plantings within the street seat and coordinate plans for trash collection and stewardship of the open street space; and,
12. Open Plans confirmed that the composting bin on the southeast corner of Clarkson and Hudson will remain.

Therefore Be It Resolved, that Manhattan, Community Board 2:

1. Supports the Clarkson Street Open Street for Schools project, including installation of moveable gates, curb extensions, street seating and related pedestrian safety and public realm improvements;
2. Commends Open Plans, City-As-School, M721, students, faculty, families and local stakeholders for conducting extensive and thoughtful community engagement throughout the planning process;
3. Recognizes the importance of providing safe, welcoming and accessible outdoor space for public school students, particularly at schools lacking sufficient indoor recreational and gathering facilities;
4. Supports continued coordination among Open Plans, NYC DOT, DSNY, local businesses and the school community regarding operations, trash collection, maintenance, accessibility and stewardship of the open street and street seat; and,
5. Urges timely implementation of the project so that it is completed prior to the start of the September 2026 school year.

Vote: Passed, 28 Board Members in favor, 1 abstention (M. Fitzgerald).

Resolution in Support of Open Streets in Manhattan Community Board 2

Whereas:

1. New York City's Open Streets program transforms streets into public space open to all, supporting pedestrian safety, schools, local businesses, cultural programming, recreation and community building;

2. Community District 2 (CB2) reviewed 16 [Open Streets and Open Streets for Schools locations](#), which provide valuable public space for residents, students, families and visitors including:
 - a. Four managed by local schools – Bedford and Grove Sts. for PS3, Clarkson Street for City-As-School High School and M751 and Washington Pl. for Academy of Saint Joseph;
 - b. Four managed by the Meatpacking District Management Association on Gansevoort, Little W. 12th, Washington and W. 13th Sts.;
 - c. Two managed by Little Italy Merchants Association on Hester and Mulberry Sts.; and,
 - d. Six managed by restaurants or neighborhood groups on Bleecker St. (Von), Christopher St. (Kettle of Fish), Elizabeth St. (Peasant), Jane St. (JST Restaurant), Bond St. (NoHo Open Streets Alliance) and Waverly Pl. (Waverly Open Streets.)
3. Open Streets improve neighborhood quality of life by calming traffic, expanding pedestrian space, supporting local economic activity, encouraging walking and cycling, and creating opportunities for public programming and community gathering;
4. Open Streets in CB2 have demonstrated the importance of flexible public space for schools, cultural events, public health activities and neighborhood resiliency; and
5. Local Law 55 requires NYC DOT to evaluate and improve Open Streets through enhanced design treatments, pedestrian safety improvements and public realm investments.

Therefore Be It Resolved, that Manhattan, Community Board 2:

1. Supports the continuation and expansion of Open Streets within CB2;
2. Supports efforts to improve Open Streets through permanent or semi-permanent infrastructure including seating, plantings, pedestrian safety improvements, public art, greening and accessibility upgrades;
3. Encourages NYC DOT and Open Street partners to continue robust outreach and collaboration with residents, businesses, schools, cultural institutions and community organizations to ensure Open Streets serve diverse neighborhood needs; and,
4. Urges the City of New York to provide stable funding, staffing and operational support to ensure the long-term success and sustainability of Open Streets throughout CB2.

Vote: Passed, 21 Board Members in favor, 4 against (S.Aaron, M. Fitzgerald, C. Spence, S. Sweeney), 2 abstentions (A. Fernandez, A. Wong), 2 recusals (C. Booth, D. Raftery).

STANDING COMMITTEE REPORTS WITHOUT RESOLUTIONS

***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

At the previous April Meeting, the Committee developed a list of questions and submitted them to the applicant and the NYC Department of Housing Preservation and Development. The applicant's attorney and a representative from HPD participated in the May meeting to answer the questions. In addition, HPD submitted written answers which are copied below.

The Land Use Committee was joined by **Valerie Campbell**, Partner, Herbert Smith Freehills Kramer, representing the buyer of 142 Greene Street, and **Joy Resor**, Director of Manhattan Planning, from NYC Housing Preservation & Development.

The Committee had previously provided the following list of questions for the applicant, and the applicant's lawyer was able to provide answers for these at the May meeting.

Questions for the Applicant

- How were the calculations for the fee-in-lieu done? Please show the exact calculations.
 - Of the approximately 23,000 square feet of FAR, the applicant is assuming that 5,500+ square feet would have been designated for affordable housing.
 - Using \$1,215 per square foot as the multiplier, the applicant has calculated that the payment in lieu of affordable housing should be approximately \$7,095,000.
 - *The Committee identified a discrepancy in the multiplier from a NYC fee schedule²¹.*
 - *If the multiplier turns out to be \$1,130 per square foot, then the payment-in-lieu would be approximately \$6.6 million.*
 - Payment will probably be made by the end of June.
 - Of the approximately 23,000 square feet of FAR, the applicant is assuming that 5,500+ square feet would have been designated for affordable housing.
- Previous Use of the building:
 - When was the building vacated?
 - How was it vacated? Voluntarily or by other means?
 - Was this an IMDB building?

²¹ MIH In Lieu Fee Schedule FY 2025-2026, <https://www.nyc.gov/assets/hpd/downloads/pdfs/services/mih-in-lieu-fee-schedule-fy2026.pdf>

- There is an expired Certificate of Occupancy from 2003 which shows 5 JLQWA units.
- Relevant history:
 - 2006: Paul Smith bought the building; applied for a change to Use Group 6 and office use but never amended the CofO to reflect the store use.
 - DOB thinks that JLQWA “phased out” after the 2006 sale to Paul Smith.
 - In 6/10/2013: a Temporary CofO shows an art gallery and storage on the ground floor, an office on the second floor, and five (5) Joint Live-Work Quarters for Artists units on floors 3-6. This Temporary CofO expired in June 10, 2003.
 - Since 2014, the building was taxed as a commercial building with seven (7) commercial units.
- Why do you believe you are eligible for the fee-in-lieu?
 - The building falls within the range of 12,000 to 25,000 square feet, with 23,361 square feet of residential floor area. This range requires that affordable units be built or a payment in lieu be made.
- What is happening on the ground floor?
 - There will be uses that are accessory to the residence and some commercial space.
- What is required to happen on the ground floor? Is commercial use planned for the ground floor?

If so, what is it and how much floor area will it use?

 - The ground floor will contain accessory residential uses, and 1,797 square feet of either commercial space or gallery use. They don’t have a tenant for that yet.
 - The streetscape regulations prevent the entire frontage from being residential, so there need to be some commercial use, or community facility use, or non-residential use on the ground floor.
- Please explain the conflicting information on DOB Now.
 - DOB has determined that this project represents new construction due to the conversion to residential, as well as the type of construction being used.
 - DOB uses a percentage of floor slabs and exterior walls that are new in order to determine whether it is new construction or not.

- If the project had been determined to be a straight conversion, then the payment would have been to the Arts Fund, for conversion of JLWQA to Residential Use Group 2 uses.
- Exactly how did the applicant come to his conclusions about
 - Use change
 - Zoning
 - Fee calculation
 - The fee calculation was determined by multiplying the 23,361 square feet of residential floor area by 25%, which is the amount of affordable housing that would have been created under MIH, and then by the MIH In Lieu fee schedule amount of \$1,215 per square foot.

Questions provided to NYC HPD

- What is the timing of consideration and conclusion of the application process for this project at HPD?
 - HPD reviews an initial application for eligibility but waits until after DOB has approved the building plans so that we can confirm the exact amount (based on the square footage) that must be paid. (See more information about how the fund payment is sized below.)
 - HPD also works with the applicant and their attorney to draft a Restrictive Declaration that states the project has met their MIH requirement by paying into the fund.
- What steps are anticipated from this point forward.
 - We're still waiting on DOB's plan approval.
- What is the threshold for the application of 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?
 - The project is required to pay into the fund due to the substantial increase in residential floor area on the site. The MIH requirement applies in an MIH Area and the zoning requirements are located in [ZR 27-131a\(v\)](#).
 - Affordable Housing Fund option: A development, enlargement, or conversion from non-residential to residential use that increases the

number of dwelling units by no more than 25, and increases residential floor area on the zoning lot by less than 25,000 square feet, may satisfy the requirements of this Section by making a contribution to the affordable housing fund. The amount of such contribution shall approximate, using the best available data, the cost of providing the affordable floor area in the same Community District as the MIH development. A schedule setting forth the contribution amount for each affected Community District shall be established by HPD and shall be updated on an annual basis, as set forth in the guidelines.

- What was the most recent status of the former JLVQA 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?
 - For this application, HPD determined whether the residential floor area being created is new or existing residential housing to understand what the MIH requirement would be and if the applicant would be required to pay into the affordable housing fund, which they have to do.
 - This determination impacts the size of the contribution. Otherwise, the HPD IH team hasn't engaged in conversations about JLVQA units and would defer to DOB.
 - The Applicant and DOB filings represent all residential floor area is new.
- How (if at all) did the SoHo/NoHo/Chinatown Rezoning affect the obligation for this project to address MIH, and how did it affect the ability of the project to meet the standards?
 - The SoHo/NoHo/Chinatown Rezoning imposed the MIH requirements that apply to this site.
- Please clarify the nature of the use of the ground floor once the project is completed (e.g. commercial, community facility, residential?).
 - The applicant can speak to this at Wednesday's meeting.
- Please provide the manner and specifics of the calculation of the fee-in-lieu of affordable housing creation.
 - This calculation is based on the amount of total residential floor area to be built, multiplied by the MIH requirement average of MIH 1 and 2 (27.5%) and by the

Affordable Housing Fund contribution per square foot amount based on the community district that the project is located in.

- The Schedule can be found here: [mih-in-liu-fee-schedule-fy2026.pdf](#).
- For CB2, this is \$1,130 per sq. Ft.
- Please provide the anticipated timing for the payment of the fee-in-lieu and whether payment is made to HPD or another agency/office.
 - We expect this payment to be made prior to the end of June.
- 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.
 - HPD waits until DOB has approved the plans before sizing the contribution so we know what the exact square footage will be. At this time, we understand from the applicant and the plans filed with DOB that this is new residential floor area.
- Apart from receiving notice, what if any role is left for the Community Board in these matters.
 - The MIH requirement stems from the SoHo/NoHo/Chinatown Rezoning, which involved months of public outreach, and is mandated by zoning.
 - MIH doesn't trigger a formal public review process, but the applicant is required to provide a notice of the application to the CB and can be available to answer questions about the project.
- Who decides how the payment-in-lieu fund is spent or distributed, and based on what criteria?
 - The Affordable Housing Fund is for the creation of affordable housing, and HPD has annual reporting requirements to show how this money is spent. The funds must be spent in the community district where it was generated unless there is no project able to use the funds, at which point the funds can be used anywhere in the borough where the funds were generated. HPD fully expects to identify a project in CB 2 where we can use these funds within a 10-year period.
 - The City is also required to be transparent in how this fund is allocated. This is the first fiscal year that contributions have been made into the fund so this will be the first year a report is issued.

Additional questions were posed at the May Committee meeting, and HPD agreed to provide written answers to these questions following the meeting.

- Is the report sent to the community board or do they have to go looking for it? Want to be clear about when it's released.
 - The report will likely be shared on HPD's website, but I'll also share directly with the board when it's released. Right now, we don't have a set deadline for when it's planned to be published but will keep the board in the loop.
- Would the fund payments have to be spent on an HPD project specifically or can it be applied to other affordable housing projects?
 - Projects do not necessarily need to be HPD projects, but they need to receive city funding.
- Could these funds be used to defray costs on current projects in the pipeline or would they go towards future projects?
 - Funds will be prioritized for future projects.
- How will it be determined how the funds will be used and on which projects?
 - This will be determined based on need and eligibility to utilize the funds.
- Is the MIH payment schedule adjusted every year? And what factors are considered?
 - The schedule is released and adjusted every fiscal year. More information about the schedule is below in the rules.
- How far would the applicant's Affordable Housing Fund payment really go? How many units would be created?
 - Funds will go to support the cost of future affordable housing creation. It is not easy to translate directly to units, especially since there is no identified location for the funds yet.
- Questions about the MIH fund audit report
 - Who performs the audit?
 - What is the audit's release date?
 - The report will likely be shared on HPD's website, but I'll also share directly with the board when it's released. Right now, we don't have a set deadline for when it's planned to be published but will keep the board in

the loop.

- Use and distribution of MIH in lieu funds
 - Which agencies, besides HPD, can tap into these funds?
 - Projects do not necessarily need to be HPD projects to use the funds, but they need to receive city funding, so city agencies who subsidize affordable housing would be eligible to use the fund.
 - How are projects prioritized to receive these funds?
 - This will be determined based on need and eligibility to utilize the funds.
 - Who determines which agencies get the funds?
 - This will be determined based on need and eligibility to utilize the funds.
 - Does the Community Board have an opportunity to give input into the designation of projects to receive the funds?
 - If the board has ideas about projects you'd like to see in the district, please let us know!
- Future requirements
 - When is the payment in lieu schedule updated?
 - The schedule is released and adjusted every fiscal year. More information about the schedule is below in the rules (see highlighted sections further below).
 - How is a new schedule released to the Community Board?
 - We can share it with the board when it becomes available, but I believe the next schedule should be released in July if the board wants to check our website. I'm linking the [most recent schedule](#) for reference.
- Impact of the funds
 - How much does a unit of affordable housing cost with and without land acquisition costs?
 - Every project is different, so these costs can also vary widely. For Timbale Terrace, which broke ground in January, the cost was \$255 million to construct 341 units of 100% affordable housing on a former city-owned lot.

HPD provided the relevant section of the NYC Zoning Text in relation to the MIH Affordable Housing Fund.

§ 41-24 MIH Affordable Housing Fund Contribution.

(a) General Provisions For the Payment of the Affordable Housing Fund Contribution.

(1) Prior to the issuance of a Permit Notice for an MIH Development that is eligible and elects to make a contribution to the Affordable Housing Fund, the following must occur:

(A) Approval of such MIH Development's MIH Application by HPD.

(B) Recordation against the MIH Zoning Lot of a restrictive declaration setting forth the amount of the Affordable Housing Fund contribution and the amount of residential floor area to be constructed at the MIH Development. Such restrictive declaration must be approved in form and in substance by HPD.

(C) Payment to HPD of the full amount of the MIH Development's contribution to the Affordable Housing Fund by a certified check or bank check payable to the New York City Housing Development Corporation.

(2) The Affordable Housing Fund contribution shall be held by HDC or such other depository as HPD designates.

(b) Methodology For Determining the Affordable Housing Fund Contribution. The amount of the Affordable Housing Fund contribution as listed in the table below is based upon the cost of providing Affordable Floor Area in the community district in which the eligible MIH Development is located. This amount varies by community district to approximate the cost differentials in providing Affordable Floor Area throughout the City of New York, as well as to satisfy the requirements of Zoning Resolution § 23-154(d)(3)(v). HPD uses Department of Finance sales data ("DOF Data") for residential condominium units and, where necessary, for one- to four-unit residential buildings to group together community districts with similar market characteristics ("Fee Tiers"). Each Fee Tier is associated with a different Affordable Housing Fund contribution amount.

(1) *Assigning Community Districts to Fee Tiers.* The median sales price per square foot for each community district is calculated using DOF Data. Community districts are then grouped together into fee tiers using statistical clustering of their respective median sales price per square foot. If applicable, HPD will also take into account any known market abnormalities and weigh for geographic proximity with comparable sales in neighboring community districts.

(2) *Determining Contribution Per Square Foot.* The amount of the Affordable Housing Fund contribution per square foot for each Fee Tier is determined by calculating the difference between the Market Price and the Affordable Price for each Fee Tier. However, HPD shall establish a minimum Affordable Housing Fund contribution amount per square foot based on the approximate maximum per square foot subsidy that HPD and HDC would contribute to newly constructed affordable housing under an affordable housing program serving predominantly low-income households.

(3) *Calculating Market Price.* Market Price is an approximation of the market price per square foot for a residential development, enlargement or conversion. A Market Price is calculated for each Fee Tier using DOF Data for that Fee Tier. The Market Price for a Fee Tier is equal to the fortieth percentile sales price per square foot for units that are in developments meeting the unit count and maximum square footage eligibility criteria for the Affordable Housing Fund option.

(4) *Calculating Affordable Price.* Affordable Price is an approximation of the price per square foot of affordable residential floor area. One Affordable Price serves all Fee Tiers. The Affordable Price is equal to the price calculated to be affordable to the mean of the maximum weighted averages of Income Bands associated with each of the options set forth in Zoning Resolution §§ 23-154(d)(3)(i)-(ii) divided by the median size of units in the DOF Data used to determine Market Prices.

(c) *Required Amount of Contribution to Affordable Housing Fund.* The Affordable Housing Fund contribution made by an MIH Development equals the mean amount of Affordable Floor Area such MIH Development would have otherwise been required to provide under Zoning Resolution §§ 23-154(d)(3)(i)-(ii) multiplied by the applicable amount of contribution per square foot in effect at the time the MIH Application is submitted to HPD for the community district in which the MIH Development is located. The Affordable Housing Fund contribution per square foot of Affordable Floor Area for each community district shall be set forth in a schedule published on the HPD website that is updated no later than July 1st of each year.

(Added City Record 6/19/2017, eff. 7/19/2017; amended City Record 6/29/2018, eff. 6/29/2018; amended City Record 5/31/2019, eff. 6/30/2019; amended City Record 6/30/2020, eff. 7/1/2020; amended City Record 5/28/2021, eff. 6/27/2021)

2. Review sections of the NYC Zoning Resolution mentioned in the [Zoning Challenge to the Department of Buildings on 5 West 13th](#)

In June 2024 the NYC Department of City Planning participated in a meeting of the Community Board 2 Land Use and Housing Committee. At that meeting, the future of 5 West 13th Street was discussed and DCP stated that any new building would follow the new zoning rules and we were assured that the resulting building mass would be big- but squat. It would be best suited to a mixture of market and affordable rental units.

Since that meeting, the owners of the lot sent plans for a tall, slender building following the height factor parameters. Such buildings have a small number of large, luxury individually owned units and no affordable housing.

When the local community realized what was proposed, they hired George Janes to study the site and plans. Ultimately, Janes filed an objection with the NYC Department of Buildings. That objection was denied and the developer is going ahead to build a 36-story-tall luxury condominium with no more than 30 apartments. The building does not meet streetwall expectations so it is separated from the neighborhood.

In contrast, the building that City of Yes would have allowed under its UAP provision would have provided 100-200 apartments with a good relationship to the street and neighborhood.

The building now underway at 5 West 13th Street does not fulfill the goal of providing a healthy number of units for a representative group of residents. Also, it is divorced from the street, a separation that is ironic in Greenwich Village where Jane Jacobs observed and articulated the necessity of neighborhood interaction for the liveliness and safety of the surrounding area.

The building rising at 5 West 13th Street embodies direct contradictions between stated policy and practice. Community Board 2 pointed out that City of Yes did not encourage affordable housing, the policy was not nuanced enough for our neighborhood and City of Yes would not protect the relationship between buildings and the street.

Respectfully submitted,

Emma Smith, Secretary; Drishaan Jain, Assistant Secretary; Donna Raftery, Second Vice President; Mark Diller, District Manager Community Board #2, Manhattan