

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

FULL BOARD MEETING AGENDA

DATE: Thursday, July 23, 2026
TIME: 6:30 PM
PLACE: In Person at the NYU Gould Welcome Center, 50 West 4th Street, and Remotely Via Zoom

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

II. ADOPTION OF AGENDA

III. REPORTS TO THE PUBLIC

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

BUSINESS SESSION

IV. APPROVAL OF THE MAY FULL BOARD MINUTES

V. RESOLUTIONS FROM STANDING COMMITTEES

- | | |
|-----------------------------------|--------------------|
| 1. Executive | Valerie De La Rosa |
| 2. SLA Licensing 1 & 2 | Donna Raftery |
| 3. Landmarks 1 & 2 | Chenault Spence |
| 4. Street Activities & Resiliency | William Benesh |
| 5. Traffic & Transportation | Jeannine Kiely |

VII. REPORTS WITHOUT RESOLUTIONS

- Cannabis Licensing

VIII. NEW BUSINESS

ADJOURNMENT

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

◀ July August 2026 September ▶						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 STREET ACTIVITIES & RESILIENCY	4 National Night Out	5 SLA-1	6 SLA-2	7	8
9	10 CANNABIS LICENSING	11 OUTDOOR DINING WORKING GROUP	12	13 LANDMARKS	14	15
16	17	18 EXECUTIVE [moved to Thursday, 8/20]	19 Executive Package in lieu of Full Board	20 EXECUTIVE [Full Board does not meet in August]	21	22
23	24	25	26	27	28	29
30	31					

◀ August September 2026 October ▶						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 SLA-1	2	3	4	5
6	7 Labor Day	8 SLA-1	9 PARKS & WATERFRONT	10 SLA-2	11 Patriot Day Rosh Hashanah begins at sundown	12
13	14 STREET ACTIVITIES & RESILIENCY'	15 OUTDOOR DINING WORKING GROUP	16 LAND USE	17 LANDMARKS	18	19
20 Yom Kippur begins at sundown	21 Yom Kippur ends at sundown	22 EXECUTIVE	23 Board Package	24 FULL BOARD	25	26
27	28 CANNABIS LICENSING	29 TRAFFIC & TRANSPORTATION	30			

◀ September October 2026 November ▶						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5 STREET ACTIVITIES & RESILIEINCY	6 SLA-1	7 PARKS & WATERFRONT	8 SLA-2	9	10
11	12 <i>Columbus Day</i>	13 OUTDOOR DINING WORKING GROUP	14 LAND USE	15 LANDMARKS	16	17
18	19 CANNABIS LICENSING	20 EXECUTIVE	21 Board Package	22 FULL BOARD	23	24
25	26	27 TRAFFIC & TRANSPORTATION	28	29	30	31 <i>Halloween</i>

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

[◀ November](#)

December 2026

[January ▶](#)

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

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CB2 EXECUTIVE COMMITTEE MINUTES OF July 21, 2026, MEETING

The Executive Committee of Community Board #2, Manhattan met on Tuesday, July 21 at 6:30 p.m. in-person at Fund for the City of New York, 6th Fl., 121 6th Avenue and via Zoom.

Present in-Person: Valerie De La Rosa (CB2 Chair), Donna Raftery (Second Vice Chair and SLA1 & 2 Chair), Antony Wong (Treasurer), Drishaan Jain (Assistant Secretary), Mar Fitzgerald (Cannabis Licensing), and Jeannine Kiely (Traffic & Transportation Chair)

Present Via Zoom: Eugene Yoo (First Vice Chair and Land Use & Housing Chair) and Chenault Spence (Landmarks & Public Aesthetics Chair), both count toward quorum.

Present Via Zoom and Not Counting Toward Quorum: Rich Caccappolo (Parks & Waterfront)

Absent with Notification: William Benesh (Street Activities & Resiliency), Emma Smith (Secretary) and Susan Kent (Former Board Chair)

Non-Voting Present: Carter Booth (Former Board Chair)

Other Board Members Present: Katy Bordonaro, Janet Liff (Traffic & Transportation Vice Chair), Benjamin Listman (T&T), Dan Miller (public member T&T, via Zoom), Lois Rakoff (T&T), Rocio Sanz (T&T via Zoom), Shirley Secunda (T&T via Zoom), Sean Sweeney (via Zoom), Dr. Shirley Smith (via Zoom) and Susan Wittenberg (via Zoom).

NYC DOT: Danielle Zuckerman (Manhattan Borough Commissioner), Kate Scherer (Lower Manhattan Borough Planner), Dan Wagner (Canal Street Project Manager), Preston Johnson (Grand Street Project Manager), David Breen (Director of Strategic Initiatives, Manhattan), Gregory Haas (City Planner), Suchay Uttara (Traffic Engineer) and Mali'e Yoon (Traffic Engineer).

Public: Approximately 40 members of the public representing residents and businesses from SoHo and Hudson Square, Sean Lewin with the Hudson Square BID.

MINUTES

Executive Committee Report

To provide ample time for the Canal Street redesign proposal presentation and discussion, committee member reports were skipped.

Presentation and continued discussion of the NYC DOT proposed redesign of Canal Street from West Street to Broadway and the addition of a two-way protected bike lane on Grand Street between Varick and Forsyth streets.

NYC DOT presented a proposed redesign of Canal Street from West Street to Broadway, the addition of a two-way protected bike lane on Grand Street between Varick and Forsyth streets and changes to address dangerous pedestrian safety conditions at the intersection of Broadway and Grand Street. View [CB2's December 2025 Resolution](#), [NYC DOT's November 2025 presentation](#) and the [September 2025 NYC DOT presentation to CB3 on Manhattan Bridge Crash Response](#).

Phase I. NYC DOT is only presenting its redesign for Canal Street from West Street to Broadway and will present Canal Street East from Broadway to the Manhattan Bridge in Fall 2026. The Canal Street Redesign has five goals:

1. Relieve pedestrian crowding and improve sidewalk accessibility
2. Improving crossing safety and comfort
3. Simplify complex intersections for all users
4. Rebalance *underutilized* vehicle space with public space (*added from Nov. 2025*)
5. Improve bike connections

Canal Street West. On Canal Street from West Street to Broadway, the project will add crosswalks and painted pedestrian spaces to shorten crossing distances along the corridor. DOT will also install concrete curb extensions and pedestrian islands at the intersections with Sixth Avenue, Varick Street, and on Watts Street from Canal Street to Washington Street. A two-way protected bike lane will also be installed on Canal Street from Sixth Avenue to Watts Street, and on Watts Street to West Street.

Grand Street Bike Lane and Broadway/Grand Intersection. DOT ignored CB2 recommendation for two-way bike lane on Canal along the entire length of Canal and instead converted the east bound bike lane on Grand Street to a two-way parking protected bike lane on Grand Street from Varick Street to Forsyth Street. This will create a continuous bike corridor from the Manhattan Bridge to the Hudson River Greenway. This change entails parking removal while accommodating deliveries by adding loading zones on cross streets where feasible. Flush-painted pedestrian islands will be added at intersections where feasible to shorten crossing distances, and signal changes at Chrystie Street will reduce conflicts between turning vehicles and people on bicycles. At Broadway and Grand, DOT proposes the addition of a Slow Turn Box.

DOT's Canal Street East and Grand Street Redesign included many changes, many in response to CB2's December resolution – more curb extensions, updated curb regulations, analysis of restricted turns, some potted greening, additional safety improvements on Varick, Sixth Avenue and around the Hollant Tunnel.

DOT still needs to add the following changes requested by CB2:

Immediately As Part of Canal & Grand Street Implementation

1. Add Hardened Infrastructure / Curb Extensions at dangerous intersections:
 - a. Northeast corner of Hudson and Canal streets, where vehicles rapidly turn right/north from Canal Street onto Hudson Street.
 - b. Southeast corner of Broadway & Grand to protect pedestrians.

2. Add at least one No Standing Zone space on each block along Grand Street to permit passenger loading and unloading.
3. Replace Truck Loading Only with Loading Only. According to [City Rules](#) and [NYC DOT signs](#) (updated June 2024.) A Loading Only zone is for the "expeditious pick-up and drop-off of goods and passengers from commercial vehicles, for-hire vehicles and personal vehicles. This would provide additional space for micromobility and accessibility.
4. Use of DOT's full toolkit to enhance pedestrian safety along the two-way bike lanes, including but not limited to rumble strips, signage, and narrowing of bike lanes at intersections.
5. Add daylighting at intersections along Grand Street;

As Soon As Possible

6. **Connect Washington & Greenwich Streets.** Address how to connect Washington and Greenwich streets across Canal Street. Washington has southbound travel and bike lanes north of Canal, but northbound in Tribeca. Greenwich Street has northbound travel and bike lanes north of Canal, but southbound in Tribeca.
7. **Address Illegal Vending.** Coordinate with NYPD, DCWP & DSNY on illegal sidewalk activity.
8. **Design for Micromobility.** Redesign fails to include any infrastructure, street design, and curb management solutions to support the safe integration of micromobility onto Canal Street.
9. **Address Resiliency.** DOT acknowledged there is little in their tool kit for resiliency, but they have not (yet!) coordinated with DEP and other city agencies on solutions. Both Canal Street and Grand/West Broadway are prone to flooding! View [video of West Broadway & Grand, July 18, 2026 flash flood](#) and [NYC Flood Hazard Mapper](#).

At the meeting, CB2 requested the following information:

1. DOT's bike lane safety toolkit
2. Specific locations and budget for potted plantings along Canal Street
3. The underlying data from DOT's analysis of how restricted turns on West Broadway and Greene Street will impact local deliveries and rides into SoHo.

Future Requests for Canal Street East

CB2's SE boundary extends to Bowery and Canal, directly across from the base of the Manhattan Bridge. At this time CB2 questions:

1. Why DOT is postponing the Canal Street East redesign?
2. Why DOT is expanding the sidewalk east of Broadway or, put another way, why treat Canal from West Broadway to Broadway differently from Canal east of Broadway when both are [defined as Global Corridors in DOT's data](#)?

3. How DOT will address commercial and passenger unloading for businesses, doctor offices and general accessibility?
4. How DOT will address concerns about sidewalk widening without vendor enforcement, east of Broadway?
5. What additional safety measures will DOT add at or near the Manhattan Bridge such as the addition of speed reduction infrastructure on the bridge, speed cameras, radar speed displays and crash barriers at Bowery?

The Executive Committee engaged in the following discussion regarding the proposed redesign:

1. What is the timing to add hardened sidewalk extensions?
 - a. The goal is to make as much progress as possible by the end of this year.
2. Suggestion to revisit design of Grand Street sidewalk, due to issues with overcrowding. Unclear if DOT responded to request to investigate the impact.
 - a. The only option is to edit or remove the parking lane to accommodate. This would impact curb access.
3. We have not gotten input from Chinatown, which will be heavily impacted by these changes.
 - a. This phase only reaches Broadway, so the majority of Chinatown is not impacted by the specific changes in this proposal.
4. Bike riders may not obey traffic laws.
5. This process does not feel inclusive because the information was not shared by DOT ahead of this meeting. The resolution should request that DOT appears before the Community Board at least one month before a public hearing. This allows the community to better understand and digest the materials.
 - a. This could incur additional costs and time.
6. A two-way bike lane on Grand Street could greatly improve safety, and there are examples on other streets
7. Valerie De La Rosa noted that she chose to vote in favor of this resolution to allow the ability for the Full Board to review and vote.

The meeting was adjourned by acclamation at 8:59pm.

Resolution in Support of Improvements to the Canal Street West Redesign, Both Immediate and Near Term and A Two-way Protected Bike lane on Grand Street Subject to Implementation of CB2 Recommended Safety Improvements, and

Whereas:

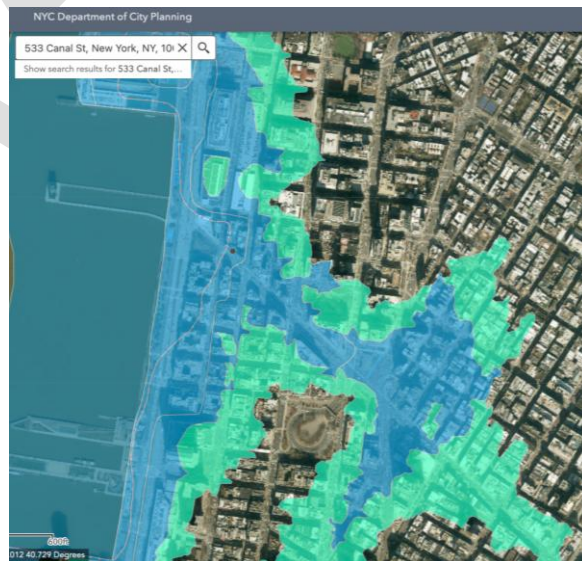
Canal Street West Redesign

1. On [December 18, 2025, Community Board 2](#) adopted a resolution supporting NYC DOT's proposed Canal Street Redesign subject to numerous recommended improvements

addressing pedestrian safety, bicycle connectivity, accessibility, curb management, accessibility, micromobility and resiliency;

2. Since that time, NYC DOT has substantially revised its proposal and incorporated many of CB2's recommendations, including:
 - a. More painted and hardened curb extensions;
 - b. Updated curb regulations – mostly a mix of No Standing Anytime, which permits passenger loading and unloading, Truck Loading Only, which only permits commercial deliveries and three or five Hour Metered Parking for set times;
 - c. An analysis of how restricted turns on West Broadway and Greene Street will impact local deliveries and rides into SoHo. CB2 and residents requested the underlying data;
 - d. Potted plantings to provide some greening, with funding dependent on local BID maintenance;
 - e. Turn box at Broadway and Grand Street;
 - f. Protection added to the southbound bike lane on Varick Street between Grand and Canal streets, which will drastically improve the usability and safety of the Varick Street bike lane. CB2 would like DOT to extend the bike lane protection north up Varick Street / Seventh Avenue in the future;
 - g. Concrete bus-boarding island on the east side of Sixth Ave, north of Canal Street;
 - h. Curb extension at Holland Tunnel Exit 2 and Watts Street; and,
 - i. DOT ignored CB2 recommendation for two-way bike lane on Canal along the entire length of Canal and instead converted the east bound bike lane on Grand Street to a two-way parking protected bike lane on Grand Street from Varick Street to Forsyth Street.
3. However, several important recommendations made by Community Board 2 need to be **immediately addressed** as part of DOT's Canal and Grand Street implementation:
 - a. Add Hardened Infrastructure / Curb Extensions at dangerous intersections at the northeast corner of Hudson and Canal streets, where vehicles rapidly turn right/north from Canal Street onto Hudson Street and on the southeast corner of Broadway & Grand to protect pedestrians.
 - b. Add at least one No Standing Zone space on each block along Grand Street to permit passenger loading and unloading;
 - c. Replace Truck Loading Only with Loading Only. According to [City Rules](#) and [NYC DOT signs](#) (updated June 2024.) A Loading Only zone is for the "expeditious pick-up and drop-off of goods and passengers from commercial vehicles, for-hire vehicles and personal vehicles. This would provide additional space for micromobility and accessibility;
 - d. Use DOT's full toolkit to enhance pedestrian safety along the two-way bike lanes, including but not limited to rumble strips, signage, and narrowing of bike lanes at intersections; and,

- e. Add daylighting at intersections along Grand Street;
- 4. The following improvements need to be added to the redesign as soon as possible:
 - a. **Connect Washington & Greenwich Streets.** Address how to connect Washington and Greenwich streets across Canal Street. Washington has southbound travel and bike lanes north of Canal, but northbound in Tribeca. Greenwich Street has northbound travel and bike lanes north of Canal, but southbound in Tribeca;
 - b. **Address Illegal Vending.** Coordinate with NYPD, DCWP & DSNY on illegal sidewalk activity;
 - c. **Design for Micromobility.** Redesign fails to include any infrastructure, street design, and curb management solutions to support the safe integration of micromobility onto Canal Street; *(see examples below)*;
 - d. **Address Resiliency.** DOT acknowledged there is little in their tool kit for resiliency, but they have not (yet!) coordinated with DEP and other city agencies on solutions. Both Canal Street and Grand/West Broadway are prone to flooding! View [video of West Broadway & Grand, July 18, 2026 flash flood](#) and [NYC Flood Hazard Mapper](#); and,



- e. Investigate options to widen the sidewalk on Grand Street;

Equity in Design

5. CB2 believes that pedestrian safety improvements should be an integral component of every new bicycle infrastructure project and is disappointed that the board must consistently ask for pedestrian safety improvements that are part of the DOT's toolkit;
6. Because community boards vary significantly in transportation expertise and resources, relying on local requests for additional safety measures creates inequities across neighborhoods;
7. To address these inequities, DOT should adopt consistent citywide design standards requiring evaluation of pedestrian conflicts and incorporation of appropriate safety treatments whenever it constructs new bicycle facilities;

Timing of Improvements and Canal Street East

8. CB2 further believes these improvements should be incorporated into the Phase I project before construction wherever practicable and should inform the design of the forthcoming Canal Street East project from Broadway to the Manhattan Bridge.

Therefore Be It Resolved that Community Board 2 Recommends that the NYC Department of Transportation immediately revise its Phase I Canal Street and Grand Street to:

1. Add hardened infrastructure / curb extensions at dangerous intersections at the northeast corner of Hudson and Canal streets, where vehicles rapidly turn right/north from Canal Street onto Hudson Street and on the southeast corner of Broadway & Grand to protect pedestrians.
2. Add at least one No Standing Zone space on each block along Grand Street to permit passenger loading and unloading;
3. Replace Truck Loading Only with Loading Only. According to [City Rules](#) and [NYC DOT signs](#) (updated June 2024.) A Loading Only zone is for the "expeditious pick-up and drop-off of goods and passengers from commercial vehicles, for-hire vehicles and personal vehicles. This would provide additional space for micromobility and accessibility; and,
4. Address how to connect Washington and Greenwich streets across Canal Street. Washington has southbound travel and bike lanes north of Canal, but northbound in Tribeca. Greenwich Street has northbound travel and bike lanes north of Canal, but southbound in Tribeca;

Be it Further Resolved that CB2 supports supports the proposed two-way protected bicycle lane on Grand Street between Varick Street and Forsyth Street, **subject to the addition** of DOT's full toolkit to enhance pedestrian safety, including but not limited to rumble strips, signage, and narrowing of bike lanes at intersections;

Be it Further Resolved that CB2 strongly urges the Mayor and DOT to:

1. **Coordinate with DEP to fund and implement flood mitigation strategies** and Green Infrastructure for capital projects as part of the Canal Street and Grand Street redesign – including bioswales, stormwater planters, green medians, tree trenches, permeable

pavement where appropriate, and other nature-based stormwater management practices that slow, filter and absorb roadway runoff, reduce localized flooding, improve water quality, and increase neighborhood climate resilience;

2. **Prioritize enforcement of illegal sidewalk vending**, coordinated with NYPD, DSNY and DCWP and continue to evaluate the operational impacts of restricted turns on West Broadway and Greene Street on residents in SoHo; and,
3. **Incorporate the integration of micromobility** onto Canal Street;

Be it Further Resolved that CB2 requests that DOT:

1. Report back to the Board before final implementation of Phase I regarding these recommendations and incorporate these principles into the design of Phase II from Broadway to the Manhattan Bridge; and,
2. Present a preliminary presentation one month in advance of any public hearing so that the community can review and more efficiently address proposed changes; and,

Be it Further Resolved that CB2 urges DOT to equitably implement its redesigns and adopt a consistent citywide practice of incorporating pedestrian safety improvements into all new bicycle infrastructure projects, particularly two-way protected bicycle lanes, so that every community receives the same level of protection without having to request additional safety measures during the public review process.

Vote: 5 in favor (In favor – V. De La Rosa, M. Fitzgerald, DJ Jain, J. Kiely, D. Raftery); 3 opposed (C. Spence, A. Wong, E. Yoo); 0 abstentions; 0 recusals.

Respectfully submitted,

Drishaan Jain, Assistant Secretary
Executive Committee
Community Board #2,

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



Antony Wong, *Treasurer*
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SLA LICENSING COMMITTEE 1

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

Committee Board Members Present: D. Raftery (Chair), Carter Booth, Kate Bostock-Shefferman, Dr. S. Smith and A. Wong

Committee Board Members Absent with Notice: Cormac Flynn, Lois Rakoff, Susan Wittenberg

Other Board Members Present: Mar Fitzgerald

Mayor's Office of Nightlife Members Present: Jeff Garcia, Executive Director

RESOLUTIONS:

1. **Chipotle Mexican Grill of Colorado LLC dba Chipotle Mexican Grill #2168 504 6th Ave 10011** (WBC–Restaurant)
 - i. **Whereas**, the Applicant's Field Manager 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 fast-casual, multinational Mexican chain restaurant on the ground floor of a three (3)-story mixed-use building (c. 1920) on the southeast corner of 6th Avenue and West 13th Street (Block #576/Lot #10); and
 - ii. **Whereas**, the premises proposed to be licensed is approximately 2,420 sq. ft; there will be 12 tables with 38 seats and one (1) bar with no seats for a total seated patron occupancy of 38 persons and a legal occupancy of 118 persons; there are two (2) doors on 6th Avenue which will serve as patron ingress and egress, one emergency egress in the rear of the premises which is alarmed and two (2) patron bathroom; the store front infill being fixed without operable doors or windows that open out to the street; there is no outdoor seating included with the application and no plans to have outdoor seating in the future; and
 - iii. **Whereas**, the proposed hours of operation will be from 10:45 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 no televisions; 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 has been operated as a Chipotle restaurant since approximately 2014 and held a full liquor license from 2014–2024 (Lic. ID #0340-22-103030) which they let lapse, the method of operation and seating remaining essentially the same, the instant application being for the service of beer and wine only and not full liquor; and

- v. **Whereas**, there already are a number of licensed establishments in the immediate area, there being **29 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 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 fast-casual restaurant as part of a multinational chain serving customizable bowls, tacos, burritos and salads with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 10:45 AM to 11 PM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 6. Will not have televisions.
 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 8. Will ensure doorway to the back yard is an alarmed door to prevent patron and employee access aside from in case of emergency.
 9. Will not install or have French doors, operable windows or open facade
 10. Will not make changes to the existing façade except to change signage or awning.
 11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 13. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
 14. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
 15. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2M recommends denial of the application for a new Restaurant Wine license for **Chipotle Mexican Grill of Colorado LLC dba Chipotle Mexican Grill #2168 504 6th Ave 10011** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous in favor (5 board members)

- 2. **Chipotle Mexican Grill of Colorado LLC dba Chipotle Mexican Grill #1597, 71 Spring St 10012 (WBC–Restaurant)**
 - i. **Whereas**, the Applicant’s Field Manager 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 fast-casual, multinational Mexican chain restaurant in the ground floor of a six (6)-story mixed-use building (c. 1890) on the Spring Street between Crosby and Lafayette Streets (Block #496/Lot #36), the building falling within NYC LPC's designated SoHo-Cast Iron Historic District and the Special SoHo-NoHo Mixed Use District; and

- ii. **Whereas**, the premises proposed to be licensed is approximately 3,374 sq. ft; with 1,728 sq. ft on the ground floor connected by an interior staircase to 1,646 sq. ft. in the cellar; there will be 5 tables with 30 seats and one (1) bar with no seats for a total seated patron occupancy of 30 persons and a legal occupancy of 66 persons; there is one (1) door serving as patron ingress and egress, one emergency egress in the rear of the premises which is alarmed and two (2) patron bathroom; the store front infill being fixed without operable doors or windows that open out to the street; there is no outdoor seating included with the application and no plans to have outdoor seating in the future; and
- iii. **Whereas**, the proposed hours of operation will be from 10:45 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 no televisions; 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 has been operated as a Chipotle restaurant since approximately 2011 and held a full liquor license from 2011–2023 (Lic. ID #0340-21-119982) which they let lapse, the method of operation and seating remaining essentially the same, the instant application being for the service of beer and wine only and not full liquor; and
- v. **Whereas**, there already are a number of licensed establishments in the immediate area, there being **61 active licensed premises** and an additional 6 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; 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 fast-casual restaurant as part of a multinational chain serving customizable bowls, tacos, burritos and salads with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 10:45 AM to 11 PM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 - 5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 - 6. Will not have televisions.
 - 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 - 8. Will not install or have French doors, operable windows or open facade
 - 9. Will not make changes to the existing façade except to change signage or awning.
 - 10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.

11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
12. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
13. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
14. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a new Restaurant Wine license for **Chipotle Mexican Grill of Colorado LLC dba Chipotle Mexican Grill #1597, 71 Spring St 10012** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous in favor (5 board members)

3. Boqueria Soho LLC 171 Spring St 10012 (OP–Restaurant, Lic. ID #0340-22-103458) (Alteration and Change in Method of Operation: Dining Out NYC–Roadway)

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 Alteration to the existing On-Premises Liquor License to add roadway seating to their licensed premises consisting of 14 seats as part of the Dining Out NYC program; and

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

1. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 7 tables and 14 seats on Spring Street between Thompson Street and West Broadway.
2. Hours of operation for the Dining Out NYC roadway seating will be from 11 AM to 10 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
7. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
8. There is no sidewalk seating included with this application.
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 and change in method of operation to the existing On-Premises Liquor License for **Boqueria Soho LLC 171 Spring St 10012** to add seating under the Dining Out NYC program **unless** the statements

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

Vote: Unanimous in favor (5 board members)

4. Bao Noodle House Inc dba Bao Noodle (WBC–Restaurant) (*previously unlicensed*)

- i. Whereas,** the Applicant’s manager 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 an Asian Chinese restaurant on the ground floor of a four (4)-story mixed-use building (c. 1920) on Bowery between Grand and Hester Streets (Block #239/Lot #26), the building falling within NYC’s Special Little Italy District; and
- ii. Whereas,** the premises proposed to be licensed is approximately 1,300 sq. ft.; there will be eight (8) tables with 32 seats no bars for a total seated patron occupancy of approximately 32 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 11 AM to 10 PM Sundays through Thursdays and 11 AM to 11 PM Fridays and Saturdays; music will be quiet background only consisting of music from iPod/CDs/streaming services; there are no televisions; 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 has not previously been licensed for the service of alcohol and had operated as a kitchen supply store, the Applicant having opened the restaurant in early 2026 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 **64 active licensed premises** and an additional 7 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; the 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, those stipulations included that the Applicant will soundproof the premises proposed to be licensed and are as follows:
 1. Will be advertised and operated as a full-service Asian-Chinese restaurant offering with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 11 AM to 10 PM Sundays through Thursdays and 11 AM to 11 PM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.

6. Will not have televisions.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will ensure doorway in the rear of the premises is an alarmed door to prevent patron and employee access aside from in case of emergency.
9. Will not install or have French doors, operable windows or open facade
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
14. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
15. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.

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

Vote: Unanimous in favor (5 board members)

5. Daoh Corp 645 Broadway 10012 (BC–Tavern) (Transfer)

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for a Beer Tavern license to operate a 24-hour delicatessen with minimal interior seating for patrons in the ground floor of a five (5)-story mixed use building (ca. 1859 on Broadway between Bleecker and West 3rd Streets (Block #532 / Lot #24), the building falling within NYC LPC’s designated NoHo Historic District; and
- ii. **Whereas**, the ground floor premises is approximately 2,898 sq. ft., with 1,449 sq. ft. on the ground floor and 1,449 sq. ft. in the basement, the basement being connected by an exterior hatch with no patron use of the basement; there will be two (2) tables and six (6) seats and no stand up bars for a total seated occupancy of 6 persons, there is one (1) entrance serving as both patron ingress and egress and one (1) patron bathroom; the store front infill being fixed without operable doors or windows that open out to the sidewalk; and
- iii. **Whereas**, the Applicant’s hours of operation will be 24 hours a day, 7 days a week (Sundays through Saturdays) with the service of alcohol being limited to the hours of 10 AM to 9 PM every day; music will be recorded background music only from iPods/CDs/streaming services; all doors will be closed at all times; there will be no TVs, no dancing, no DJ’s, no promoted events, no live music, no private parties, no scheduled performances or cover fees, no velvet ropes or movable barriers or security personnel/doormen; and
- iv. **Whereas**, the premises to be licensed has been operated with a grocery store off-premises beer license under Kay Market Inc dba Han’s Deli for over 10 years, the instant application being an asset purchase in addition to a class change (from off-premises grocery store to on-premises beer); and

- v. **Whereas**, the current licensee has flower stands on the sidewalk in front of the licensed premises, during the Covid-19 pandemic in 2020, 6 years ago, they stopped selling flowers, and the enclosed flower area with wooden stands has been used by patrons as seating leading to loitering in the enclosed area, neighboring residents complaining of people buying beer in the deli and sitting in the enclosed flower stands while consuming alcohol at all hours of the day and night, there have been fights outside with people drinking all through the night in the outdoor area, bringing their own music and amplified speakers and causing a disturbance to the adjacent residents, the enclosed area currently remaining in place with little effort being made to curtail the behavior; and
- vi. **Whereas**, the Applicant agreeing to immediately remove the flower stands and enclosure upon taking over the premises and to conspicuously post signage stating the hours of interior alcohol consumption and that consumption outside of the premises is not permitted and that staff will be trained to re-enforce that there is no consumption of alcohol permitted on the adjacent sidewalk; and
- vii. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being 34 active licensed premises and an additional pending license within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of Beer only and thus not subject to the 500 Foot Rule; there remain concerns regarding the Applicant's ability to curtail the current drinking that is occurring in the sidewalk area, the Applicant's agreement to remove the flower stand and related enclosure leaving nowhere for patrons to sit outside, thereby alleviating the current situation; in addition the Applicant has agreed to train staff to let patrons know that consumption of alcohol on the sidewalk is not permitted and to post signage stating the same; 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 Beer license, with those stipulations as follows:
 1. Will be advertised and operated as a delicatessen with limited seating with food available at all hours of the day (24 hrs a day).
 2. The hours of operation will be 24 hours a day with the service of alcohol being between the hours of 10 AM to 9 PM only Sundays through Saturdays (7 days a week).
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. x Will not operate a backyard garden or **any other outdoor area** for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 6. Will not have televisions.
 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 8. Will **immediately remove** the flower stand structure and the surrounding enclosure.
 9. Will conspicuously post signage stating that service / consumption of alcohol is limited to seated patrons at the eight (8) interior seats between the hours of 10 AM and 9 PM daily only. Staff to be trained to re-enforce that there is no consumption of alcohol on the exterior of the licensed premises at any time.
 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. 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 new Beer Tavern liquor license for **Daoh Corp 645 Broadway 10012** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous in favor (5 board members)

6. New York Shakespeare Festival LLC and Joe’s Pub LLC as Mgr 425 Lafayette St 10003 (OP– Restaurant, Lic ID #0340-23-31212, exp. 12/31/2026) (Alteration)

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA #1 Committee to present an application for an Alteration to the existing On-Premises Restaurant liquor license to operate a full-service restaurant and various theatre / performance spaces in the entirety of a three (3)-story building known as the Public Theatre (c. 1853, altered 1987, 2010) on Lafayette Street between Astor Place and East 4th Street (Block #544/Lot #16), the building falling within NYC LPC’s designated NoHo Historic District and the Special SoHo-NoHo Mixed Use District; and
- ii. **Whereas**, the restaurant and theater currently operate under two separate licenses, the alteration application is to combine the two licenses into one liquor license and add an additional bar to the lobby concession stand, with all methods of operation remaining the same; there are approximately 49 tables and 190 seats and three (3) bars with 21 seats and an additional 1,348 theatre seats for a total seated occupancy of 1,559 persons, there are three entryways serving as patron ingress and egress and two (2) bathrooms; and
- iii. **Whereas**, the Public Theatre first opened its headquarters at this location in 1967, there will be no change in method of operation, the hours of operation will remain 11 AM to 1 AM Sundays through Saturdays with the lobby opening at 9 AM all days, music is quiet background music only in the lobby and mezzanine restaurant, there are no televisions or projectors aside from those used in performances and no outdoor seating; and
- iv. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan as part of the Alteration application which will be incorporated into the “method of operation” of the On-Premises Restaurant liquor license, with those stipulations as follows:
 1. The Applicant will operate a full-service restaurant in the mezzanine with the kitchen open and full menu items available until closing every night in addition to operating multiple theatres within the licensed premises.
 2. The hours of operation will be 11 AM to 1 AM Sundays through Saturdays (7 days a week).
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. 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 in the lobby area and the mezzanine restaurant only, there may be live music, DJs and entertainment level music in the performance areas of the licensed premises. No music will be audible in any adjacent residences at any time.
6. Will not have televisions or projectors aside from those used as part of a performance.
7. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
8. Will not install or have French doors, operable windows or open facade.
9. Will not make changes to the existing façade.
10. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
12. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
13. It will not have any of the following: patron dancing, any event for which a cover fee is charged, or velvet ropes or barricades
14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
15. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an Alteration to the existing On-Premises Restaurant liquor license for **New York Shakespeare Festival LLC and Joe’s Pub LLC as Mgr 425 Lafayette St 10003** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the NYSLA liquor license.

Vote: Unanimous in favor (5 board members)

7. Something Smells Fishy LLC 95A Elizabeth St 10013 (WBC–Restaurant) (*previously unlicensed*)

- i. **Whereas**, the Applicant and Manager appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for a Restaurant Wine license to operate a Japanese restaurant specializing in fresh seafood bowls in the ground floor of a six (6)-story mixed-use building (c. 1910) on Elizabeth Street between Hester and Grand Streets (Block #238/Lot #21), the building falling within the Special Little Italy District; and
- ii. **Whereas**, the premises proposed to be licensed is approximately 380 sq. ft.; there will be one (1) tables with three (3) seats and two food counters with ten (10) seats for a total seated patron occupancy of 13 persons; there is a cellar space accessed via a sidewalk hatch which will be used for storage purposes only with no patron use; there is one (1) door which will serve as patron ingress and egress and one (1) patron bathroom; the store front infill being fixed without operable doors or windows that open out to the street; there is no outdoor seating included with the application and no plans to have outdoor seating in the future; and
- iii. **Whereas**, the proposed hours of operation will be from 11 AM to 11 PM Sundays through Saturdays (7 days a week); music will be quiet background only consisting of music from iPod/CDs/streaming services; there are no televisions; 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 has not previously been licensed for the service of alcohol and had operated as a Malaysian beef jerky retail store from at least 2009; and
- v. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being **77 active licensed premises** and an additional 9 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; the 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 a full-service Japanese restaurant specializing in fresh seafood bowls, sashimi and Japanese appetizers with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 11 AM to 11 PM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
 6. Will ensure the licensed premises is adequately sound proofed to ensure there is not a disturbance to residents of the building.
 7. Will not have televisions.
 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 9. Windows in the rear of the premises will remain sealed shut.
 10. Will not install or have French doors, operable windows or open facade
 11. Will not make changes to the existing façade except to change signage or awning.
 12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 14. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
 15. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
 16. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a new Restaurant Wine license for **Something Smells Fishy LLC 95A Elizabeth St 10013** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous in favor (5 board members)

8. Frame4 Inc dba Frame Cafe 41 Kenmare St 10012 (WBC–Café)

- 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 all-day café on the ground floor of a six (6)-story mixed-use building (c. 1900) on northeast corner of Kenmare and Mott Streets (Block #479/Lot #5), the building falling within NYC’s Special Little Italy District; and
- ii. Whereas,** the premises proposed to be licensed is approximately 1,000 sq. ft; there will be 11 tables with 22 seats and one (1) bar with no seats for a total seated patron occupancy of 22 persons and a legal occupancy of 74 persons; there is one (1) door which will serve as patron ingress and egress and one (1) bathroom; there are existing French doors; there is no outdoor seating included with the application; and
- iii. Whereas,** the proposed hours of operation will be from 7 AM to 10 PM Sundays through Thursdays and 7 AM to 11 PM Fridays and Saturdays with no service of alcohol before 10 AM; music will be quiet background only consisting of music from iPod/CDs/streaming services; there are no televisions; 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 has most recently been operated as a bar/tavern serving Italian sandwiches and burgers that was licensed for the service of beer and wine under Cantiere NY LLC dba Cantiere Hambirreria (Lic. ID # **0267-24-117721**) from approximately 2024 and prior to that had a Restaurant Wine license under Charley St; and
- v. Whereas,** there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being **104 active licensed premises** and an additional 7 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; the 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 an all-day café with less than a full kitchen but will serve the full food menu during all hours of operation.
 - 2. The hours of operation will be 7 AM to 10 PM Sundays through Thursdays and 7 AM to 11 PM Fridays and Saturdays with no service of alcohol before 10 AM daily. All patrons will be cleared and no patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
 - 5. Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 10 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
 - 6. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 - 7. Will not have televisions.
 - 8. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.

9. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
12. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
13. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
14. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.
15. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that CB2M recommends denial of the application for a new Tavern Wine license for **Frame4 Inc dba Frame Cafe 41 Kenmare St 10012** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous in favor (5 board members)

9. Gastronom LLC 72 MacDougal St 10012 (OP–Restaurant) (Transfer)

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant liquor license to operate a full-service upscale neighborhood restaurant serving Slavic-inspired dining with a modern Russian–Japanese fusion cuisine on the ground floor of an L-shaped residential building which is one (1)-story on MacDougal Street and four (4) stories on West Houston Street (c. 1858) with the entry on MacDougal Street between West Houston and Bleecker Streets (Block #526/Lot #84); and
- ii. **Whereas**, the ground floor premises is approximately 1,200 sq. ft.; there will be 11 tables and 22 seats and two (2) bars with 35 seats for a total seated occupancy of 57 persons; there is one (1) entrance serving as both patron ingress and egress on MacDougal Street, one (1) emergency exit on West Houston Street and three (3) bathrooms; there are existing operable doors which open out to the sidewalk; the prior licensee at the location was approved by DOT and the NYSLA for roadway and sidewalk seating at the location, the instant application being for roadway seating only; and
- iii. **Whereas**, the proposed hours of operation will be 5 PM to 1 AM Sundays through Thursdays and 5 PM to 2 AM Fridays and Saturdays, there will be no walk-ins after 11 PM with the last reservation being 11 PM Sundays through Thursdays and 12 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 roadway seating which will end at 10 PM every evening; and
- iv. **Whereas**, the premises to be licensed has most recently been licensed with an On-Premises liquor license from approximately 2024 to the present as Parcelle 72 MacDougal LLC dba Parcelle (Lic ID #0340-25-107498, exp. 3/31/2027) the instant application being an asset purchase with the method of operation changing to be open for dinner service only with later closing hours and a change in the seating arrangement; the instant application intends to use the 11 seat dining room on the West Houston Street side of the restaurant as a reservation-only omakase style of service, the main dining

room intended to be mostly reservation-based; the prior operator had arranged the seating in the main dining room so as to place tables away from the operable French doors to allow for wait staff service to the sidewalk seats as the sidewalk café is only 2' wide and cannot accommodate wait staff on the exterior, the instant application having seating placed directly in front of the operable French doors so that wait staff would no longer be able to serve from the interior, the Applicant agreeing to not have any sidewalk seating; and

- v. **Whereas**, concerns were raised regarding the later hours of operation, the current licensee closing at midnight every night, the block being a residential block with many ground floor apartments including right next door to the licensed premises, the Applicant agreeing to end the roadway seating at 10 PM, as the prior licensee had agreed to, and to limit the hours for walk-ins and last reservations in an effort to alleviate exterior activity in the later hours, there were additional concerns regarding for-hire vehicles, this being a residential block with essentially one moving traffic lane in the evenings, that vehicles picking up patrons in the early morning hours may block the street and lead to horn honking, disrupting the residents on this quiet block, the Applicant making assurances that they will have staff closely monitor arrivals and departures to ensure vehicles move along quickly; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the new On-Premises Restaurant liquor license, with those stipulations as follows:
 - 1. Will be advertised and operated as a full-service upscale neighborhood restaurant serving Slavic-inspired dining with a modern Russian–Japanese fusion cuisine with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 5 PM to 1 AM Sundays through Thursdays and 5 PM to 2 AM Fridays and Saturdays, there will be no walk-ins after 11 PM with the last reservation being 11 PM Sundays through Thursdays and 12 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 - 3. Dining room on the West Houston Street (south) side of the restaurant will be operated as a reservation-only, omakase-style dining experience.
 - 4. The premises will operate primarily as a reservation-only restaurant.
 - 5. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 6. Will not operate a backyard garden or any outdoor area for commercial purposes except for a roadway café operating under the Dining Out NYC program consisting of not more than 10 tables and 20 seats. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 - 7. Roadway café will close no later than 10 PM. All tables and chairs will be secured at this hour. Will follow all rules and regulations of the Dining Out NYC program including ADA requirements. There will be no host stands, bus or service stations on the sidewalk or in the roadbed. No exterior music, speakers or TVs
 - 8. There will be no sidewalk seating.
 - 9. 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.
 - 10. Will have not more than 12 private parties per year.
 - 11. Will not have televisions.
 - 12. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 - 13. Will use MacDougal Street for all patron ingress and egress. West Houston Street doorway will be used for emergency egress only.

14. Will have staff closely monitor for-hire vehicles to ensure that they do not block vehicular movement on MacDougal Street.
 15. Will not make changes to the existing façade except to change signage or awning.
 16. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 17. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 18. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 19. 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.
 20. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
 21. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.
- 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 **127 active licensed premises** and 13 pending licenses within 750 ft. of the premises proposed to be licensed according to LAMP, the 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 **Gastronaut LLC 72 MacDougal St 10012** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor (5 board members)

10. 171 LLC 171 Mott St 10013 (OP–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 an On-Premises Restaurant liquor license to operate a wood-fired restaurant on the ground floor of a six (6)-story mixed use building (ca. 1900) on Mott Street between Broome and Grand Streets (Block #471/Lot #44), the building being located within the designated Special Little Italy District; and
- ii. **Whereas**, the ground floor premises is approximately 1,300 sq. ft., there is a cellar connected via an exterior staircase which will be used for storage purposes only; there will be 15 tables and 40 seats and one (1) bar with 11 seats for a total seated occupancy of 51 persons and a legal occupancy of 74 persons; there is one (1) entrance serving as both patron ingress and egress and one (1) patron bathroom; the Applicant is intending to add operable windows to the front façade which they have agreed to close at 9 PM nightly; 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 Saturdays (7 days a week) with the last reservation at 10 PM on weekdays and 11 PM on Fridays and Saturdays; music will be recorded background music only from iPods/CDs/streaming services; there will be no TVs, no dancing, no DJ’s or live music, no promoted events or scheduled performance, no cover fees and no security personnel/doormen; and

- iv. **Whereas**, the premises to be licensed has never previously been licensed for the service of alcohol and was most recently occupied by a nail salon; and
- v. **Whereas**, the principal of the instant application is also the principal of a Michelin-star restaurant in Chatham Square, Kid A LLC dba Bridges (Lic ID #0340-24-128254), the instant application being to offer a more casual and approachable experience to diners rather than a special occasion and/or destination restaurant; 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 full-service restaurant with food cooked by wood fire with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 5 PM to 12 AM Sundays through Saturdays (7 days a week) with the last seating being at 10 PM Sundays through Thursdays and 11 PM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 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 20 private parties per year.
 7. Will not have televisions.
 8. Will close all doors and windows at 9 PM every night, 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 make changes to the existing façade except to install operable windows and to change signage or awning. There will not be French doors.
 11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 12. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed prior to opening.
 13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 15. Will not have: 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.
- 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 **103 active licensed premises** and 105 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 **171 LLC 171 Mott St 10013** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor: (5 board members)

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

- 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 Change in Method of Operation and an Alteration application to their existing On-Premises Restaurant liquor license (Lic ID #0340-22-114541) for a restaurant and lounge in the ground floor and basement of a two-story commercial building on Lafayette Street to change their license class from restaurant to tavern, add DJs and add a bar on the ground floor, the Applicant first filed their 30-day notice for Change in Method of Operation and Alteration in late March/2026 and were placed on the April SLA Licensing Committee agenda, the Applicant has laid over the application each month from April until July, having appeared in June without their attorney and requesting to lay the application over to July, returning this month without their Attorney but stating they were prepared to review the application with CB2M; and
- ii. **Whereas**, the Applicant previously appeared before CB2M in [April/2016](#) for an Alteration to their existing Restaurant On-Premises liquor license to add a daytime café and coffee shop with a full service kitchen on the first floor of the building and continue to operate a restaurant/lounge in the basement level, the Applicant signing a stipulation agreement with CB2M in April/2016 stating that the premises would be operated as a full service restaurant and bar with the kitchen open and full menu items available until closing every night, that music would be quiet ambient recorded background music only and not audible in any adjacent residences, that there would be no DJs, live music, promoted events, scheduled performances or events with a cover fee and that they would follow the recommendations of the February 16, 2016 and March 7, 2016 Acoustilog reports for soundproofing; and
- iii. **Whereas**, when the Applicant appeared in April/2016, they agreed to and executed signed and notarized stipulations of no DJs or live music, they agreed to stop using DJs, which they had been using but were never permitted under their previous stipulations and to stop playing the loud music with thumping bass that neighbors living in the immediate neighborhood had been complaining about for the past two years prior to the 2016 application, to keep music at background levels without DJ’s, to prohibit dancing as indicated as a condition on their method of operation on their SLA license, and promised to work with neighbors to install soundproofing at the premises to prevent further disruption to the residents, those same executed stipulations were also verbally promised to be adhered to by the Applicant in April/2016 with his same Attorney present at his side; and
- iv. **Whereas**, it is unclear to CB2M for how long, if at all, the Applicant began in 2016 to operate an all-day café, coffee shop and juice bar on the ground floor of the licensed premises, reasons the 2016 alterations were agreed to, but since prior to the Covid-19 pandemic in 2020, the Applicant has been operating in derogation of their stipulation agreement, there having been no daytime café or coffee shop, there is no full service restaurant, no full food menu, the premises, which the Applicant stated would open at 7 AM in 2016, does not open before 10 PM nightly, the Applicant having advertised multiple DJ sets in the evenings of Thursday to Saturday nights and dancing until very recently in

derogation of their stipulation agreement, there being late night lines outside of the premises and severe traffic congestion as a result of the operation of their premises on Lafayette Street in the early morning hours on a weekly basis causing severe disruption to area residents with the frequent blocked traffic and loud honking of car horns from 3 AM to 5 AM on Thursday to Saturday evenings, this leading to an enormous amount of 311 complaints as well as calls to the local precinct, emails and calls to CB2M and to the Liquor Authority seeking a resolution to the negative quality of life impacts the premises has had over the past eight to ten years on neighboring residents all these issues occurring after they signed stipulations in 2016 that were supposed to remedy all these problems; and

- v. **Whereas**, the Applicant has done nothing to assuage the concerns of the residents and instead of remedying the situation by conforming to the method of operation that was described to CB2M in April/2016 of operating a full-service restaurant and late night lounge with background music only, no DJs and no scheduled performances, the Applicant has operated in derogation of those stipulations and has tried to alleviate the disturbance to residents by placing multiple traffic patrol persons on Lafayette Street in the early morning hours, placing large privately owned DOT billboard-style lit “No Honking” with flashing lights in the roadway on a nightly basis, disrupting the flow of traffic and essentially taking over the block of Lafayette Street between Jersey and Prince Streets on the evenings they are open, Lafayette Street being a major thoroughfare to vehicles travelling Northbound starting as Centre Street at the Brooklyn Bridge and becoming Lafayette Street just south of the Applicant; the Applicant has continued to have DJs, dancing and scheduled performances on a regular basis, is not open during lunch or normal dinner dining hours and has no full-service restaurant menu; and
- vi. **Whereas**, the Applicant’s website lists detailed specifications for renting the premises for private events and every space has a full sound system with subwoofers, the Applicant stating they needed to get business from 2020 during Covid to date, yet the loud bass sounds and people lining up late at night were exactly what the residents were complaining about in 2016 when the Applicant signed a stipulation agreement with conditions that were agreed to in order to alleviate those very problems, and now the problems have morphed into an even larger issue due to no regard for the licensed method of operation and stipulations with larger impacts on issues evaluated as part of the 500 rule, with long lines late at night, loud music still being heard in apartments, noisy patrons leaving the establishment between 3 AM and 5 AM, impacts on parking and traffic and honking of horns in the middle of the night; the Applicant again saying they now appreciate the feedback from the neighbors and are proactively engaging with them, this engagement happening following the neighboring buildings now having an attorney working with them and the Applicant to try to reach a resolution to the over 10 years of issues with the way these premises have operated in derogation of almost all of their signed stipulations; and
- vii. **Whereas**, despite complaints made to 311, the local precinct and the Liquor Authority, the residents have been unable to get any resolution at all to the situation and feel that all enforcement entities have failed them despite the readily apparent clear issues; the Applicant in June 2026 while appearing before CB2 indicating a lack of familiarity with the method of operation and stipulations governing his current liquor license, the attorney representing two of the adjacent buildings only providing one printed stipulated agreement to CB2s SLA Committee at the end of the long July meeting with no time for the Committee to review or ask questions regarding the proposed agreement, those stipulations not being with CB2, there being nothing stated where the Applicant would operate in the manner to which they are currently licensed and previously agreed to and which are the legal operating method but instead is seeking to alter their liquor license to operate as a late night “night club” in both the basement and ground floor of the premises, this very method of operation being what has caused the significant negative impacts to the surrounding community, and those trying to pass through this neighborhood and to go by on the street via foot or vehicle past this business while it is in operation and open late at night, this proposed stipulation agreement being a private agreement between the Board of Managers

of 285 Lafayette Street Condominium and 57 Prince Street Associates LLC and not enforceable aside from legal action by either of those entities; and

- viii. **Whereas**, upon presenting this agreement to the Committee, the Applicant was asked if they would lay the instant application over until August so that the Committee would have time to review the materials and follow up with the Applicant and Parties to the agreement at CB2s SLA Committee meeting in August and consider the materials for a recommendation/resolution by CB2, the Applicant clearly agreeing to lay the application over and not file with the Liquor Authority until after CB2's August SLA Licensing Committee meeting, the Applicant's attorney later saying that they will instead proceed with filing their application with the Liquor Authority before August, despite his Client clearly agreeing to lay the application over; this notwithstanding the fact that the Attorney and Client have been requesting to lay over this application for months since first notifying CB2 in April, stating they can no longer wait; and
- ix. **Whereas**, the method of operation with which the Applicant currently operates, and has been for years despite numerous complaints, has created a tremendous negative impact on the community and is in derogation of the approved method of operation on file with the Liquor Authority and does not conform with the agreed upon executed stipulations, operating the establishment without daytime hours, without a restaurant component, with DJ's, with dancing, with loud music having been audible for years in adjacent residences, with extreme impacts on parking, traffic; all those again in derogation of the approved liquor license conditions and the executed stipulation agreement from 2016, the applicant now seeks to legitimize these conditions of current operation with this Change of Method of Operation and Alteration applications which for so many years has caused, and continues to cause, an enormous disturbance to a wide area of surrounding residents as well as to general traffic flow of a major northbound traffic artery;
- x. **Whereas**, the Applicant was unwilling to consider solutions to the late noise, parking and night traffic issues to eliminate late night outdoor lines and the early morning departure of patrons which would easily and be better resolved by earlier closing hours, thereby creating conditions so that the residents are no longer so extremely negatively impacted by the operations at this licensed premises; the Applicant's proposed changes seeming to do nothing to alleviate these issues, a private agreement between the Applicant and two neighboring buildings is not the way issues of Applicants operating in derogation of their stipulations are supposed to be resolved particularly when residents stated that they felt forced to take this action because of the failure of enforcement and regulatory agencies to exercise proper oversight of the licensed premises; and
- xi. **Whereas**, because the Applicant has a long and extensive history of violating stipulations agreed to with CB2M which were made a part of their liquor license going back to the inception of their license, having no regard for the approved Method of Operation, CB2M believes this application should go before the Members of the Authority for an evaluation and complete review and final determination especially given the extreme negative impacts the operation has had on this community for years and lack of regard for the rules; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the Change in Method of Operation and Alteration Applications for **Ambleside Partners LLC dba Gospel 281 Lafayette St 10012**, and

THEREFORE BE IT FURTHER RESOLVED that CB2 requests that when these Applications are considered by the NYSLA, CB2, Manhattan respectfully requests that this item be calendared and placed before the Members of the Authority for determination.

Vote: Unanimous in favor: (5 board members)

12. Archbishop Fulton J. Sheen Center, Inc dba The Sheen Center for Thought and Culture 10012 (RW) (Corporate Change) (appearance waived)

- i. **Whereas**, the instant application is for a Corporate Change due a change in officers from the CFO to the Chancellor, there will be no change in method of operation; and
- ii. **Whereas**, the Applicant last came before Community Board 2, in March/2018 to modify their stipulation agreement, which CB2 unanimously recommended be approved, those stipulation remain in effect with no changes; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the Corporate Change to the existing Restaurant Wine license for **Archbishop Fulton J. Sheen Center, Inc dba The Sheen Center for Thought and Culture 10012** unless the statements the Applicant has presented are accurate and complete, and that the conditions and stipulations previously agreed to by the Applicant remain incorporated into the “method of operation” on the NYSLA Liquor License.

Vote: Unanimous in favor: (5 board members)

13. Shikan Sushi LLC dba Sekai Omakase 96 W Houston St 10012 (RW) (Corporate Change) (appearance waived)

- i. **Whereas**, the instant application is for a Corporate Change due the removal of the minority LLC member with those shares going to one of the two remaining officers so that each remaining officer holds 50% of the LLC; and
- ii. **Whereas**, the Applicant appeared before Community Board 2, in January/2022 for their new Restaurant Wine license which CB2 unanimously recommended be approved with stipulations, there is no change to method of operation and the executed stipulations remain in effect; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the Corporate Change to the existing Restaurant Wine license for **Shikan Sushi LLC dba Sekai Omakase 96 W Houston St 10012** unless the statements the Applicant has presented are accurate and complete, and that the conditions and stipulations previously agreed to by the Applicant remain incorporated into the “method of operation” on the NYSLA Liquor License.

Vote: Unanimous in favor: (5 board members)

14. Yerina Restaurant Corp dba Arte Restaurant 21 E 9th St 10003 (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID #0340-22-107227) (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 4 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 East 9th Street between 5th Avenue and University Place.
2. Hours of operation for the Dining Out NYC sidewalk café will be from 8 AM to 10 PM Mondays through Saturdays and 10 AM to 10 PM Sundays.
3. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
8. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for the alteration to the existing On-Premises liquor license for **Yerina Restaurant Corp dba Arte Restaurant 21 E 9th St 10003** to add seating under the Dining Out NYC program unless the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (5 board members)

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

15. 357 WBroadway LLC dba Pearl Box 357 W Broadway 10013 (OP–Restaurant) (Alteration)

Whereas, during this month’s Community Board 2, Manhattan’s (CB2M) SLA #1 Licensing Committee Meeting on July 7, 2026, it became apparent that in addition to the Alteration application, that the Method of Operation had also undergone some changes, the Applicant requested to lay over this application to August/2026 and will resubmit the application for both the Alteration and Change in Method of Operation 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 **357 WBroadway LLC dba Pearl Box 357 W Broadway 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 (5 board members)

16. Sanuk LLC and Uncle Boons LLC dba Thai Diner 52 Kenmare St aka 186 Mott St 10012 (OP–Restaurant) (Alteration: DONYC–Sidewalk)

- 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 Alteration application to their existing On-Premises Restaurant liquor license (Lic ID #0340-23-129831) to add sidewalk seating on both Mott and Kenmare Streets under the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, during the Covid-19 pandemic the Applicant built an unpermitted enclosed sidewalk café on both Mott and Kenmare Streets which should have been removed by November 3, 2024, Google maps still showing the enclosed structure in April/2026, the Applicant stating it has since been removed yet photographs show there remains an extra exterior doorway still leading into the sidewalk café area that one needs to enter before reaching the main entry door to the interior of the restaurant, and
- iii. **Whereas**, there is an existing OATH/ECB Violation No. 39180393Y dated 3/13/2026 for “work without a permit...I observed at front expo. 1 and 2 an exterior wooden structure with roof metal. Creating an extension approx. 6 ft (W) x 40 ft (L) added to restaurant extending into sidewalk containing light fixtures and heating system. Remedy: Obtain all permits.” The certification status showing “no compliance recorded” and default for OATH Hearing on 5/21/2026 resulting in a penalty imposed of \$6,250 (unpaid); DOB also shows that the violation has resulted in LL158/17 Pro Cert Restriction until: 03/13/2027 and LL114/19 Permit Restriction until 03/13/2027 meaning all construction plans must undergo standard DOB review and cannot be self-certified; and
- iv. **Whereas**, the SLA Committee unanimously voted to recommend denial of the application but would recommend approval of the sidewalk café if the Applicant submitted a certificate of correction to DOB, resolved all outstanding violations, opened up access to the front door of the restaurant, removed the plastic enclosing the sidewalk café so that the set-up is compliant with DOT’s NYC Dining Out rules and closes the exterior seating at 10 PM; and
- v. **Whereas**, following this month’s Community Board 2, Manhattan’s SLA #1 Licensing Committee Meeting on July 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 **Sanuk LLC and Uncle Boons LLC dba Thai Diner 52 Kenmare St aka 186 Mott St 10012** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (5 board members)

17. 26 Bond Street Retail LLC dba Jac's on Bond 26 Bond St 10012 (OP–Restaurant) (Change in Method of Operation)

Whereas, prior to this month's Community Board 2, Manhattan's (CB2M) SLA #1 Licensing Committee Meeting on July 7, 2026, the Applicant requested to lay over this application to August/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 **26 Bond Street Retail LLC dba Jac's on Bond 26 Bond 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 (5 board members)

18. Soho Workspaces Inc dba Soho Workspaces Inc 447 Broadway, 2nd fl 10013 (OP–Tavern) (previously unlicensed)

Whereas, prior to this month's Community Board 2, Manhattan's SLA #1 Licensing Committee Meeting on July 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 **Soho Workspaces Inc dba Soho Workspaces Inc 447 Broadway, 2nd fl 10013** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (5 board members)

19. Mulberry Rose LLC 133 Mulberry St 10013 (OP–Restaurant)

Whereas, prior to this month's Community Board 2, Manhattan's SLA #1 Licensing Committee Meeting on July 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 **Mulberry Rose LLC 133 Mulberry St 10013** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed

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

Vote: Unanimous in favor (5 board members)

20. Little Lucky's LLC dba Lucky's 224 Lafayette St 10012 (OP-Restaurant) (Alteration: DONYC-Sidewalk)

Whereas, prior to this month's Community Board 2, Manhattan's (CB2M) SLA #1 Licensing Committee Meeting on July 7, 2026, the Applicant requested to lay over this application to August/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 **Little Lucky's LLC dba Lucky's 224 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 (5 board members)

Respectfully submitted,

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

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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SLA LICENSING COMMITTEE 2

The SLA Licensing Committee #2 of Community Board 2, Manhattan, held an in person, non-hybrid meeting at 6:30 PM on Wednesday, July 8, 2026 at Lenox Health Greenwich Village, 200 West 13th Street.

Committee Board Members Present: D. Raftery (Chair), E. Olson, P. McDaid, Dr. S. Smith

Committee Board Members Present Arriving Late: C. Booth, K. Bordonaro

Committee Board Members Absent with Notice: C. Flynn

Committee Public Member Present: B. Ely, L. Veldhuis

Other Board Members Present: Mar Fitzgerald, David Gruber, Patricia Laraia

Mayor's Office of Nightlife Members Present: Jeff Garcia, Executive Director

RESOLUTIONS:

1. **The Strangers Club NY LLC dba Dear Strangers 147 W 4th St 10012** (OP–Restaurant) (Alteration: DONYC–Roadway) (Lic. ID #0340-24-134495, exp. 9/30/2026)

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

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

1. Dining Out NYC roadway seating will substantially conform to submitted diagram and have no more than 3 tables and 12 seats on West 4th Street between 6th Avenue and MacDougal Streets.
2. Hours of operation for the Dining Out NYC roadway seating will be from 5 PM to 11 PM Sundays through Saturdays (7 days a week). No patrons will remain outside after stated closing time and all tables and chairs will be secured.
3. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC roadway café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
4. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
5. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
6. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.

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

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for the alteration to the existing On-Premises Liquor License for **The Strangers Club NY LLC dba Dear Strangers 147 W 4th St 10012**, to add seating under the Dining Out NYC program unless the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous in favor (4 board members, 2 public members)

2. **The Strangers Club NY LLC dba Dear Strangers 147 W 4th St 10012** (OP–Restaurant, Lic. ID #(Lic. ID #0340-24-134495, exp. 9/30/2026) (Alteration)
 - i. **Whereas**, the Applicant and the Applicant’s Representative appeared before Community Board 2, Manhattan’s (CB2M) SLA #2 Committee to present an application to the NYS Liquor Authority (NYSLA) for an Alteration to the existing On-Premises Restaurant liquor license to operate a modern American-style restaurant in a below-grade storefront located within a five (5)-story residential townhouse building (ca. 1850) on West 4th Street between MacDougal Street and Sixth Avenue (Block #552/Lot #35), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
 - ii. **Whereas**, the Applicant appeared before CB2M for their original liquor license in [October/2023](#), the proposed alteration application is to reduce the interior table seats from 50 seats to 45 seats and reduce the bar stools from 12 to 10 (a combined reduction of 7 seats) and expand into the rear yard by adding four (4) tables and eight (8) seats with operating hours of 5 PM to 11 PM; and
 - iii. **Whereas**, the premises has been operated as a restaurant since the 1920’s, as discussed with the Applicant when they appeared in October/2023, the prior owner/operator at this location, who took over the space in 1977, provided service of alcohol to a rear yard to its customers despite there being no permits from NYC’s Dept. of Buildings (DOB) and no established proper means of egress from the rear yard in case of emergency, the Applicant’s attorney providing a Letter of No Objection for eating and drinking on the first floor of the subject storefront premises but the Letter of No Objection does not extend into the rear yard area, there remain concerns that there is not proper means of egress from the rear yard in case of emergency; and
 - iv. **Whereas**, in addition, the licensed premises is in a residentially zoned area (R7-2), the use of the ground floor premises for a restaurant is a non-conforming use according to zoning regulations and therefore cannot be further expanded; and

THEREFORE BE IT RESOLVED that, being that there is no Certificate of Occupancy or Letter of No Objection that allows for eating and drinking in the rear yard, CB2M recommends denial of the alteration application for **The Strangers Club NY LLC dba Dear Strangers 147 W 4th St 10012** to add seating and service to patrons in the rear yard of the licensed premises; and

THEREFORE BE IT FURTHER RESOLVED that should the Applicant receive the proper permits from DOB for eating and drinking in the rear yard of the licensed premises, CB2M requests that the Applicant return to CB2M for reconsideration of the alteration application.

Vote: Unanimous in favor (4 board members, 2 public members)

3. Miznon Carmine St LLC dba Miznon 38 Carmine St 10014 aka 38-40 Carmine St (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 family friendly Mediterranean restaurant on the ground floor of a four (4)-story mixed-use building (c. 1826) on the Carmine Street between Bleecker and Bedford Streets (Block #576/Lot #10), the building falling within NYC LPC’s designated Greenwich Village Historic District Extension II; and
- ii. Whereas**, the premises proposed to be licensed is approximately 3,300 sq. ft with 1,600 sq. ft. on the ground floor and 1,700 sq. ft in the cellar, the cellar being accessed via an interior staircase with no patron use of the cellar; there will be 9 tables with 26 seats and one (1) bar with six (6) seats for a total seated patron occupancy of 32 persons, there is a Letter of No Objection dated 9/23/2020 for eating and drinking on the first floor for 74 persons; there are two (2) doors which will serve as patron ingress and egress and two (2) patron bathroom; the store front infill being fixed without operable doors or windows that open out to the street; there is an existing rear yard that does not have either a Certificate of Occupancy or Letter of No Objection for eating and drinking, the Applicant not including the rear yard as part of the instant application and agreeing to no use of the rear yard now or in the future, there is no seating on the sidewalk or roadway included with the application; and
- iii. Whereas**, the proposed hours of operation will be from 11 AM to 12 AM Sundays through Saturdays (7 days a week); music will be quiet background only consisting of music from iPod/CDs/streaming services; there are no televisions; 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 to be licensed was mostly recently operated and licensed with a Tavern Wine licensed under the name Cato Wine LLC dba Temperance Wine Bar (Lic ID #0267-23-132986) from approximately 2020 to 2025 and had a Restaurant Wine licensed under Bada Garden LLC dba Carma from approximately 2014 to 2019; and
- v. Whereas**, there already are a number of licensed establishments in the immediate area, there being **109 active licensed premises** and an additional 10 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 other licensed premises within CB2M; 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 family friendly restaurant serving Mediterranean cuisine with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 11 AM to 12 AM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. 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. There will be no use of the rear yard now or in the future.
7. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
8. Will not have televisions.
9. Will 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 facade
11. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
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 **Miznon Carmine St LLC dba Miznon 38 Carmine St 10014 aka 38-40 Carmine St** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous in favor (4 board members, 2 public members)

4. **RDM 14th LLC dba The Guest House NYC 423 W 13th St aka 421 W 13th St 10014** (OP– Restaurant)

i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant liquor license to operate a full-service fine dining steakhouse restaurant in the ground floor of a six (6)-story commercial building (ca. 1902) on West 13th Street between Washington Street and 9th Avenue (Block #546/Lot #57), the building falling within NYC LPC’s designated Gansevoort Market Historic District; and

- ii. **Whereas**, the ground floor premises is approximately 5,250 sq. ft. with 4,350 sq. ft. on the ground floor and 900 sq. ft. in the cellar, the cellar being for storage purposes only with no patron use; there will be 30 tables and 94 seats and one (1) bar with ten (10) seats for a total seated occupancy of 104 persons and a legal occupancy of 160 persons; there is one (1) entrance serving as both patron ingress and egress and four (4) 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 plans to have outdoor seating in the future; and
- iii. **Whereas**, the Applicant's hours of operation will be 4 PM to 11 PM Sundays through Thursdays and 4 PM to 12 AM Fridays and Saturdays; music will be recorded background music from iPods/CDs/streaming services at conversational levels, there may also be DJs to curate music but music will remain at background levels, there may also be occasional live acoustic music consisting of a musician playing violin or guitar; there will be no TVs, no dancing, no promoted events or scheduled performance and no cover fee; and
- iv. **Whereas**, the premises to be licensed has been vacant since approximately 2018, prior to that the premises was operated as an outpost of the Greenwich, CT eatery Valbella with an On-Premises restaurant liquor license under Laura Christy LLC dba Valbella Encore (Lic ID # 0340-17-107018) since approximately 2010 with a similar method of operation as the instant application; 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 fine-dining steakhouse with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 4 PM to 11 PM Sundays through Thursdays and 4 PM to 12 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play background music at conversational levels only, inclusive of any private parties or events. Levels will be set at background levels recommended by an acoustical engineer and will be maintained at these levels at all times. There will be no subwoofers. There may be a DJ to curate music who will plug into the restaurant sound system at the established background levels. There may be occasional acoustic live music consisting of a single musician playing violin or guitar (no brass or percussion instruments).
 6. Will not have televisions.
 7. Will have not more than 24 private parties per year.
 8. Will direct for hire vehicles to Washington Street for drop off and pick up and have staff monitor the exterior of the premises to ensure for hire vehicles are not "standing" or impeding traffic.
 9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 10. Will not install or have French doors, operable windows or open facades.
 11. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
 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. 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, promoted events, any event where cover fee is charged, scheduled performances or velvet ropes or metal barricades.
 17. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
 18. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.
- 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 **39 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 **RDM 14th LLC dba The Guest House NYC 423 W 13th St aka 421 W 13th St 10014** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor (5 board members, 2 public members)

5. **D6 Hospitality Inc 61 Grove St dba Grove Next Door, store east 10014** (OP–Tavern) *(previously unlicensed)*
- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Tavern liquor license to operate a neighborhood bar and restaurant on the ground floor of a five (5)-story mixed-use building (ca. 1986) on the northwest corner of Grove Street and 7th Avenue South (Block #591/Lot #51), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
 - ii. **Whereas**, the ground floor premises is approximately 1,575 sq. ft. with 825 sq. ft. on the ground floor and 750 sq. ft. in the basement, the basement being used for food prep and storage with no patron use; there will be 11 tables and 44 seats and one (1) bar with 12 seats for a total seated occupancy of 56 persons; there is one (1) entrance serving as both 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 the application though the Applicant intends to file for sidewalk seating in the future; 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 Thursdays through Saturdays; music will be recorded background music only from iPods/CDs/streaming services; there will be 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, from approximately December/2012 to January/2021 the premises was the original outpost of Big Gay Ice Cream and has since been operated as a smoke shop; the Applicants being the licensees of D6 Hospitality Inc dba Grove Street Social (Lic ID # 0340-24-104937, exp. 1/31/2028) next door to the premises proposed to be licensed since 2023 and also operate other licensed premises within Manhattan; no one appeared or sent letters in opposition to the application, a local resident appeared to support the application, stating that the Applicants have been a good addition to the neighborhood, that they are a neighborhood establishment that is always well-run and has not caused any negative quality of life issues since opening and that she had no objection to the 2 AM closing as their presence at the corner of 7th Avenue South might help curtail some of the negative quality of life issues that currently exist at that location; 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 neighborhood bar and restaurant with the kitchen open and the full food menu 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 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 three (3) television(s) 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 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 and will comply with all NYC Landmark Preservation Commission regulations g
 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 this specific store front premises proposed to be licensed prior to opening.
 14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 16. Will not have: 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 **106 active licensed premises** and 6 pending licenses within 750 ft. of the premises proposed to be licensed according to LAMP, the Applicants being known to the immediate community through operating their licensed premises next door, the agreed upon hours and stipulations being reasonable,; and

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a new On-Premises Restaurant liquor license for **D6 Hospitality Inc 61 Grove St dba Grove Next Door, store east 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 in favor (4 board members, 2 public members)

6. Par Avion Group LLC dba Nightingale NYC 37 Carmine St (OP–Tavern) (Class Change) (Change in Method of Operation)

- 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 Class Change from a Tavern Wine license to a Full Tavern On Premises liquor license as well as a Change in Method of Operation to extend their hours of operation from 12 AM to 2 AM on Fridays and Saturdays and to add outdoor seating consisting of four tables and eight seats to the sidewalk (a 30-day notice was not provided for the exterior seating as it has not yet been approved by DOT but the Applicant stated they have applied to DOT for sidewalk seating); and
- ii. **Whereas**, the Applicant first appeared before CB2M in [September/2023](#) for an On-Premises Tavern liquor license in this previously unlicensed location on the ground floor of a five-story, tenement-style building with non-conforming retail use on the ground floor on a residential-only zoned block, the premises having previously been operated as frame and print shop for many years closing before 8pm; the original application included closing hours of 12 AM weekdays and 1 AM Thursdays to Saturdays in addition to sidewalk seating; and
- iii. **Whereas**, there was significant opposition to the original On-Premises Tavern liquor license as outlined in the September/2023 resolution, with 7 individuals speaking in opposition to the application, two of which represent block associations (Carmine Street Block Association and West Village Residents Association), CB2M also receiving letters in opposition from four block associations and no one appeared or sent letters in support of the application though the Applicant had petition signatures in support, the petition did not properly identify the address or proposed method of operation; this is a residential only zoned block and the location in September/2023 had 94 active licenses within 750' according to LAMP with long-term ground floor residents immediately adjacent to the premises who spoke in opposition, the other licensed establishments on the block all closing earlier than the hours proposed by the Applicant and operate primarily as restaurants; CB2M not finding that public interest would be served by the addition of another On-Premises liquor license at the location and recommended denial of the application; and
- iv. **Whereas**, in addition, Our Lady of Pompeii Church, a Church owned and operated by the Archdiocese of New York, located at 25 Carmine Street, is within 200' of the licensed premises, the Reverend supplying a letter in dated 8/29/2023 stating that “all doors on Carmine Street frontage lead directly

into the Church and are all opened at different times and used for various church-related functions and activity during the year;” and

- v. **Whereas**, in December/2023 the Applicant filed a new 30-day notice for a Tavern Wine license at the location, that license class not being subject to the public interest clause of the 500 ft rule, the application included installing operable windows that would open up the entire premises to the sidewalk and later closing hours of 2 AM Fridays and Saturdays, the Applicant unwilling to consider earlier hours on Fridays and Saturdays, there being significant opposition to the application due to the late night operating hours and the proposed method of operation in part being to offer a place for people to go for a drink when they’ve finished eating elsewhere which would further exacerbate the later hour disturbance to residents on the residentially zoned block; again, residents and the local block associations spoke and sent letters in opposition to the application, while the Applicant had petition signatures in support, no one appeared or sent letters in support; CB2M again recommended denial of the application and asked that it be called up before the Members of the Authority for a final determination; and
- vi. **Whereas**, the application was heard at the NYSLA full board hearing on [April 24, 2025](#), agenda item 04/24/2025-008 at which time the Members of the Authority granted the Tavern Wine license with specific conditions placed on the license of a 12 AM closing nightly and no outdoor seating; and
- vii. **Whereas**, the instant application presented being for an upgrade of the liquor license for the service of full liquor to include craft cocktails, to extend closing hours until 2 AM on Fridays and Saturdays and to add seating on the sidewalk once approved by the Dining Out NYC program; the Applicant requesting these three changes together stating all three changes were required in order to keep the business operating; and
- viii. **Whereas**, there remains opposition to the instant application from the Carmine Street Block Association and adjacent residents, including the 30-year resident who shares a ground floor party wall with the now licensed premises, citing that proper soundproofing was never done when the Applicant renovated the premises, the Applicant having told CB2M in December/2023 that they would be doing a gut renovation of the premises, the western brick wall running the length of the tavern between the licensed premises and the residential apartment was never insulated, the Applicant stating they insulated everywhere else but could not insulate that wall when in fact the wall could have been covered with sheet rock or other sound proofing materials when the initial build out of the bar occurred, the resident stating that there have been occasions when patrons from the bar press their residential buzzer after closing because they left something behind in the bar and that any increase in hours would likely increase the likelihood that they would be disrupted later in the evening including music and patron noise directly outside the front window, especially as the premises is a bar wanting to offer cocktails to the after-dinner crowd and is not a full-service restaurant; one person appeared to speak in favor of the application stating that they are a patron of the bar and like it; a board member, Mar Fitzgerald, spoke stating that she has spoken to neighbors and people that live on the block and that she and they support the application and she feels the Applicant is being treated unfairly by CB2M; no other letters or testimonies were received, the Applicant supplying petitions with signatures, none of those petitions were new or specific to the instant application but had been previously supplied to either CB2M or the NYSLA with the prior applications, some of the signatures being duplicated as the petitions were collected at three different times; and
- ix. **Whereas**, there are concerns regarding license saturation on this residential block and within the immediate area, with Carmine Street having transformed over the past decade from a street offering dry retail business that predates the residential zoning to one lined with licensed establishments with no business diversity, exacerbated by the Dining Out NYC program that allows all the existing and

future licensed premises to open out onto the sidewalk and roadway where they were previously not permitted, many of the licensed storefronts having open facades allowing interior music to escape out to the public sidewalk, the impacts of noise from such oversaturation taking over the neighborhood and having significant impacts on residents; according to LAMP, there are currently 100 licensed premises within 750' of the establishment, 52 licensed premises within 500' and 16 within 250' on this residential block; a database kept by a local block association shows that in 2019 there were 13 licensed premises on Carmine Street and in 2025 there were 21 licensed premises with as many as 27 in the intervening years; and

- x. **Whereas**, in this case any permitted outdoor seating would be immediately adjacent to the ground floor residential apartment window, the resident having occupied the apartment for over 30 years, the Applicant choosing to open in a previously unlicensed location adjacent to an existing ground floor residence, where the previous business had closed at 8pm, the Applicant not having done proper soundproofing of the party wall to the residence when doing the initial renovation and wanting to operate in a way that causes significant negative quality of life issues to the long-term residents by operating with late night hours and wanting outdoor sidewalk seating in addition to a class change to full liquor; the Applicant unwilling to discuss or offer any compromise in regards to the instant application, stating that all three changes were required for them to stay in business; and
- xi. **Whereas**, this application being subject to the 500 foot rule requiring the Applicant to demonstrate that the public interest would be served by the addition of another On-Premises Liquor license at this location, the storefront premise having never been licensed for the full service of alcohol and having been licensed for beer and wine for the first time with the inception of the Applicant's current Tavern Wine license, that Tavern Wine license having conditions imposed by the Members of the Authority including earlier closing hours of 12AM and no outdoor seating permitted, there being a significant number of licensed establishments in the immediate, there being 100 active SLA licenses within 750 feet of the instant application with an additional 9 pending licenses according to LAMP, the location to be licensed is located in a residentially zoned community, is immediately next door to a ground floor residential apartment whose windows are within feet of the premises, the premises having no kitchen which limits its method of operation to one focused on the service of alcohol, the transformation of this area causing existing residents to absorb many adverse impacts that the addition of another license will exacerbate; and
- xii. **Whereas**, in addition, Our Lady of Pompeii Church, an active house of worship which is owned and operated by the Archdiocese of New York, located at 25 Carmine Street, is located within 200 ft of the licensed premises and has doors fronting on Carmine Street; all doors on Carmine street regularly used by Church members; that use being confirmed to CB2 in August 2023 by a letter from the Reverend and which contradicts representations by the Applicant; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the Class Change and Change in Method of Operation for **Par Avion Group LLC dba Nightingale NYC 37 Carmine St**; and

THEREFORE BE IT FURTHER RESOLVED that prior to the issuance of an On-Premises Liquor license at 37 Carmine Street, New York, NY 10014, **a measurement should be undertaken** from the closest, active entrance for guests and parishioners of Our Lady of Pompeii, an existing and active place of worship, to determine if it is located within 200 feet of premises proposed to be so licensed; and

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

Vote: 4 board members, 2 public members in favor, 2 board members Abstain (P. McDaid, Dr. S Smith)

7. The Fourteen Group LLC and SV Hospitality as Mgr, 244 W 14th St 10011 (OP–Restaurant) (renotification, waive appearance)

- i. **Whereas**, the Applicant and the Applicant’s attorney originally appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 in [March/2026](#) to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant liquor license to operate a full service, high-end restaurant serving French-fusion cuisine in the ground floor and basement of a 2-story commercial building (c. 1920) on West 14th Street between 7th and 8th Avenues (Block #618/Lot #10); and
- ii. **Whereas**, the renotification of the 30-day notice is simply to disclose SV Hospitality LLC as managers, the Applicant affirming that the principals of SV Hospitality LLC are the same as those of The Fourteen Group LLC, that there are no other changes and that the stipulations agreed to and executed with CB2M in March/2026; would be attached and incorporated into the “method of operation” of the On-Premises Restaurant liquor license; and

THEREFORE BE IT RESOLVED that CB2M recommends denial of the application for a new On-Premises Restaurant liquor license for **The Fourteen Group LLC and SV Hospitality as Mgr, 244 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 in March/2026 are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor (6 board members, 2 public members)

8. Slice West Village Ltd dba Slice, the Perfect Food 535 Hudson St 10014 (RW–Restaurant, Lic. ID #0240-23-140590) (Alteration: DONYC–Sidewalk) (renotification, appearance waived)

- i. **Whereas**, the Applicant and Applicant’s attorney originally appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 in [September/2025](#) for an Alteration to the existing Restaurant Wine license to add sidewalk café seating consisting of 22 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the instant application being a renotification of the original notice as the Applicant was unable to file the alteration application until now; and

THEREFORE BE IT RESOLVED that CB2M recommends denial of the Alteration application to the existing Restaurant Wine license for **Slice West Village Ltd dba Slice, the Perfect Food 535 Hudson St 10014** unless the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant in September/2025 are incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous in favor (6 board members, 2 public members)

9. **JMWilliams LLC dba Buvette 42-44 Grove St 10014** (OP–Restaurant, Lic. ID #0340-22-104299) (Alteration: DONYC–Roadway) (*renotification, appearance waived*)
- i. **Whereas**, the Applicant and Applicant’s attorney originally appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 in [June/2025](#) for an Alteration to the existing On-Premises Restaurant liquor license to add roadway café seating consisting of 14 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the instant application being a renotification of the original notice as the Applicant was unable to file the alteration application until now; and

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the Alteration application to the existing On-Premises Restaurant liquor license for **JMWilliams LLC dba Buvette 42-44 Grove St 10014** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant in June/2025 are incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous in favor (6 board members, 2 public members)

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

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

Whereas, prior to this month’s Community Board 2, Manhattan’s SLA #2 Licensing Committee Meeting on July 8, 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 in favor (6 board members, 2 public member)

11. A24 Commerce St LLC and Galactus Group LLC as mgr. dba Cherry Lane Theater 38-42 Commerce St 10014 (OP–Restaurant) (Change in Method of Operation)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on July 8, 2026, the Applicant’s Attorney requested **to lay over** this application to August/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 **A24 Commerce St LLC and Galactus Group LLC as mgr. dba Cherry Lane Theater 38-42 Commerce St 10014** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6 board members, 2 public member)

12. Dominican Kitchen Corp dba Tauro Restaurant 284 Hudson St 10013 (WBC–Restaurant)

Whereas, prior to this month’s Community Board 2, Manhattan’s SLA #2 Licensing Committee Meeting on July 8, 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 **Dominican Kitchen Corp dba Tauro Restaurant 284 Hudson St 10013** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6 board members, 2 public member)

13. WYMI LLC 12 Vandam St 10013 (OP–Restaurant)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on July 8, 2026, the Applicant’s Attorney requested **to lay over** this application to August/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 **WYMI LLC 12 Vandam St 10013** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6 board members, 2 public member)

14. PeggyJoanCubbyHole LLC dba CubbyHole 281 W 12th St 10012 (OP–Tavern)

Whereas, prior to this month's Community Board 2, Manhattan's SLA #2 Licensing Committee Meeting on July 8, 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 **PeggyJoanCubbyHole LLC dba CubbyHole 281 W 12th St 10012** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6 board members, 2 public member)

15. 20 7th Ave LLC dba LB 20 7th Ave S 10014 (OP–Restaurant) (Alteration: DONYC–Sidewalk)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on July 8, 2026, the Applicant's Attorney requested to lay over this application to August/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 7th Ave LLC dba LB 20 7th Ave S 10014** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6 board members, 2 public member)

16. Dante West 4th St LLC dba Dante Aperitivo 51 Bank St 10014 (OP–Restaurant) (Alteration: DONYC–Sidewalk)

Whereas, prior to this month’s Community Board 2, Manhattan’s SLA #2 Licensing Committee Meeting on July 8, 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 **Dante West 4th St LLC dba Dante Aperitivo 51 Bank St 10014** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (6 board members, 2 public member)

Respectfully submitted,

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

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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LANDMARKS & PUBLIC AESTHETICS COMMITTEE

The Community Board 2 Manhattan Landmarks and Public Aesthetics Committee held the first of two meetings in July on July 16, 2026, by hybrid video conferencing from the CB2 conference room.

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

Public Members Present: None

Board Members Absent with Notice: Bo Riccobono, Eugene Yoo

Public Members Absent with notice: Albert Bennett

Board Members Present: Donna Raftery, Alex Pruschnicki

Special Guest: Jonathan Mellon (Village Preservation)

Due to the Air Quality Health Advisory ("Very Unhealthy") in effect and the absence of a state of emergency having been declared, there was not a quorum.

1. *51 Mercer St. (SoHo Cast Iron Historic District) – Application is to replace the door on the ground floor and garage door.

Whereas:

A. The original five story building was replaced by a two-story building with a garage which has seen a number of renovations bringing the building to its current condition of having a show room window designed, as is common in the district, to reference a garage door and with an entrance door to the side; and

B. The application seeks to replace the lower part of the large window with plate glass, leaving nine panes at the top and to reconfigure the entrance with a glass door and a transom like area of three stacked windows; and

C. The proposal is a design of no style as though it is an unfinished renovation, having erased the sense of a garage door and lacking reference to the historic district; and

D. Having converted the garage opening to a retail storefront window the proposed design requires a bulkhead, framing and a more transom -like design for the remaining small panes at the top and framing and a clear transom design above the entrance door; now

Therefore be it resolved that CB2 Manhattan recommends denial unless:

A. The show window area has framing, a bulkhead and treatment of the upper small panes in a more transom- like design; and

B. The entrance door section have similar framing and that the area above the door have a more transom-like design.

2. *427-429 Broadway a/k/a 43- 45 Howard St. (SoHo-Cast Iron Historic District) – Application is to construct a new enclosed egress stair at the rear yard.

Whereas:

A. The proposal is for a Rockwell system enclosed egress stairway in an existing open space at the interior back corner of the property; and

B. The Rockwell Panel System enclosure, clearing an adjacent property by a mere one inch, was represented with scant documentation by the applicant, as requiring only a shallow footing, and existing windows will be converted to access doors; and

C. The applicant represented that studies had been undertaken including soil tests and engineering considerations for the construction to ensure that no harm comes to the adjacent building though there was no documentation to support these assertions; and

D. The applicant represented that the stairway is for emergency egress only and not for other circulation of people between floors; and

E. There was no information presented about the stairway conforming to Department of Buildings and Fire Department regulations; and

F. A question arose concerning the access from the stairway to the street and it is understood that the emergency access would be through the lobby of the building, not directly to the street, raising concerns about its conforming to fire regulations; and

G. There was considerable reliable and verifiable testimony from members of the public, both written and in person, including two architects and a community association member with comprehensive knowledge of the district buildings, concerning the proposal's potential structural threat to an adjoining residential building requires that the application have diligent scrutiny by the Commission's engineering consultant especially in light of the Stop Work Order and Work Without a Permit for the building, the applicant's history of other serious violations, and a number of historic buildings' suffering serious harm and in some cases requiring demolition from invasive work at the foundations ; and

H. Throughout the presentation, the applicant was repeatedly elusive and gave vague and varying answers to simple questions of fact including about change of use, made verifiably false statements, and made statements regarding the use of the stairway and other details that contradicted testimony before the State Liquor Authority Committee of CB2 Manhattan at a hearing May, 2026 as testified by the Chair of that Committee all of which together cast doubt on the reliability and truthfulness of the presentation of the application; now

Therefore be it resolved that CB2 Manhattan recommends:

A. **Denial unless** it is certified that the application meets all regulations of the Buildings Department and the Fire Department and that the Commission engineer confirm that the work can be carried out without risk of harm to the building and the adjacent and nearby properties; and

B. That the Commission staff determine the feasibility of an open staircase fire escape rather than the steel enclosed structure.

3. *363 Bleecker St.(Greenwich Village Historic District) – Application is to extend the exiting roof stair bulkhead and add roof safety railings around the roof.

This was an incomplete application, and the applicant has agreed to lay over the hearing at the Landmarks Commission and return to the Committee with a complete application.

Business Session

The members present agreed to the approval and in that there was not a quorum, this recommendation will be affirmed at the second July meeting.

1. ***244 Waverly Pl. (Greenwich Village Historic District) – Application for revocable consent to install a fenced-in areaway.**

2. ***73 Washington Pl. (Greenwich Village Historic District) – Consideration of a request to extend a permit issued in 2015 in order to complete renovations that are in progress.**

Respectfully Submitted



Chenault Spence, Chair

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



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

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LANDMARKS & PUBLIC AESTHETICS COMMITTEE

The Community Board 2 Manhattan Landmarks and Public Aesthetics Committee held the second of two meetings in July on July 20, 2026, by hybrid video conferencing from the CB2 conference room.

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

Public Members Present: None

Board Members Absent with Notice: Bo Riccobono, Eugene Yoo

Public Members Absent with notice: Albert Bennett

Board Members: Katy Bordonaro, Jeannine Kiely, Susan Wittenberg

Special Guest: Jonathan Mellon (Village Preservation), AM Grace Lee

A quorum was present

1. ***257 Canal St. – Updated presentation HERE** (SoHo Cast Iron District Extension) – Application is to demolish two No-Style buildings and construct a new 20-story affordable and supportive housing residential building.

Whereas:

- A. The buildings to be demolished are of “no design”, cut down from six story commercial buildings and later modified to the present condition, and their demolition would not diminish the historic character of the district; and
- B. The height of the building (20 stories, 225’9” with 26’1” rooftop structure and mechanical equipment) is taller than as-of-right (xxx) and will be subject to the granting of a waiver by the Bureau of Standards and Appeals that is being sought owing to economic considerations connected with its use by a charitable organization for permanently supportive and affordable housing; and
- C. A 170’ tall building under construction fronting on Lafayette Street is adjacent to the back of the building and the two buildings form a unified mass when viewed from certain vantage points; and

D. Photographs were shown of examples in the immediate neighborhood of similar tall buildings adjacent to buildings of six stories or lower; and

E. The building facade incorporates the traditional base, central shaft with vertical detailing elements and textured spandrels below the windows, and a three story mansard and the concept of the design is derived from the historic facade examples shown and is in varied brick of a historic design; and

F. The base is a simple, contemporary store front ground floor, a second floor office area that appears compressed to a mezzanine height, a third floor with unique horizontal decorations that are flat and without desirable shadowing depth and together these floors lack the importance and weight necessary to visually support the tall shaft section and there is no clear delineation such as a cornice above the third floor marking the change from base to shaft; and

G. The shaft portion of the facade has heavy pilasters at the sides more narrow applied detailing between side by side pane windows, and spandrel detailing with offset brick which together give a flat appearance; and

H. The three floor mansard section at the top caps the building in a very satisfactory way; and

I. The front facade is in a varied light brick, slightly turning the corners and the lot line side walls are shown in simple common red brick with a line of windows (fewer than permitted by the 10% rule) toward the street side, public art is accommodated on the east wall shown as a modest masonry design and with an affirmation by the sponsor that there would be no advertising signs on either the east or west lot line facades and all together they present a looming presence above the shorter buildings to either side and this condition could be relieved with more windows; and

J. There was public testimony, with four people supporting the proposal and two opposing the building's height, and written testimony in opposition; and

K. The proposal offers a welcome nod to the historic examples cited, but with the modest scale and weak design of the base in comparison to historic referenced examples, lack of a delineation between the base and the shaft, general lack of depth and articulation throughout and insufficient treatment of the side walls, further attention needs to be paid to develop these details to have a suitable building for this historic district; now

Therefore be it resolved that CB2 Manhattan recommends:

A. **Approval** of the demolition of the “no design” buildings on the site; and

B. **Denial** of the application unless:

1. There is a design of the base (three bottom stories) to properly express the importance and the strength to visually support the weight of the shaft; and

2. The façade's base and shaft have more depth to relieve the flat appearance and better integrate the surface treatment with the architecture by adding depth and creating shadows; and

3, That the lot line walls have a greater variety of elements to enliven the flat, looming appearance above the smaller buildings to either side and that the applicant's stated intention to not allow advertising signs on the side facades is incorporated into the approval.

Vote: Unanimous

2. *233 Mott St. – Application is to construct a new 6 story and penthouse residential building within a merged zoning lot of an individual landmark (32 Prince St.).

Whereas:

- A. The building is in a zoning lot shared with Old St. Patrick's Convent and Girls' School that is a restored building in a campus of auxiliary church buildings fronting on Prince Street and the proposed adjacent building must be in harmony with this landmarked building and the district; and
- B. The proposed six-story building interrupts the historic appearance of the streetscape with its height, alignment, non-historic bricks, window typology, non-historic proportion of masonry (brick) to windows, and the odd termination of the central columns ending above the storefront with no visual support when a cornice would be in order; and the storefront is an undistinguished modern design with much too delicate metal molding and large glass doors unrelieved with bases and the applicant offered the explanation that the design reflected an intentional desire to set this building apart from the district and the convent; and
- C. The height and deliberate misalignment of the windows and floors with the next-door building results in a building that appears alien to the district and detracts from the landmarked convent building; and
- D. The modern penthouse and supporting structures were represented by the applicant as not visible from a public thoroughfare apart from the top edge of the stair bulkhead and there is no cornice, again at odds with the convent; and
- E. The contemporary design of the rear facade is in harmony with the modified rear of the convent and neighboring buildings; and

Now therefore be it resolved that CB2 Manhattan recommends:

- A. **Denial** of the facade layout, its use of Roman brick, its modern windows and its six stories as configured and recommends that the fifth floor align with the convent building, that there be a cornice above the storefront and at the fifth floor, that the sixth story be set back with the penthouse -to be as inconspicuous as possible, and that the materials and windows of the storefront reflect historic materials and design: and
- B. That in order to be in harmony with the landmarked convent next door, the building must respect the historic facade configuration and height of the convent with the windows and height aligned, a cornice above the fifth story, that the sixth story be set back, and that the overall design be reflective of the historic examples in the convent and houses nearby.

Vote: Passed, with 5 Committee members in favor, and 1 in opposition (S. Ryan).

Report of actions taken at the business session:

These recommendations to the Department of Transportation for revocable consent were agreed at the meeting of members of the Committee on June 16, 2026, which lacked a quorum and that recommendation is affirmed here.

***244 Waverly Pl.** (Greenwich Village Historic District) – Application for revocable consent to install a fenced-in areaway.

The application for restoration and alternations of the building incorporating this areaway configuration was approved by the Board and therefore this application is approved.

Vote: Unanimous

***73 Washington Pl.** (Greenwich Village Historic District) –

Consideration of a request to extend a permit issued in 2015 in order to complete renovations that are in progress.

The application for restoration and alternations of the building incorporating this areaway configuration was approved by the Board and therefore this application is approved.

Vote: Unanimous

Respectfully Submitted

A handwritten signature in cursive script that reads "Chenault Spence".

Chenault Spence, Chair



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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STREET ACTIVITIES AND RESILIENCY COMMITTEE

July 2026

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

Committee Members Present in Person: William Benesh, Erika Olson, Ryder Kessler, Eddie Siegel, Drishaan Jain

Committee Member Present Remotely (Excused): Ed Ma

Committee Members Absent With Notice: Amy Brenna, Rocio Sanz

Street Activity Applications

1. *7.7-7.20.26 – Grande Pop Up Shop (Sponsor: Ghost EXP), Crosby St. bet. Grand & Howard Sts. [Sw & curb lane closure-E.]

Whereas, the applicant is seeking a curb-lane closure to manage a queue line for a merchandise pop-up held entirely indoors at 13 Crosby Street, selling official Ariana Grande concert merchandise in connection with her Barclays Center concerts during the same period; and

Whereas, admission is by pre-registered, timed reservation only, with no walk-ins, at approximately 125 registrations per hour against a venue capacity of nearly 200, so that guests can be admitted ahead of their time slots and kept moving off the street; and

Whereas, the event runs July 12th through July 19th, with load-in beginning July 7th and load-out on July 20th, and a small number of box trucks occupying the east-side curb lane under a production permit on July 7th, July 10th, and July 20th; and

Whereas, the queue will run in the curb lane between Grand Street and the venue entrance behind double barricades, without blocking the adjacent hotel loading zone and keeping fire hydrants accessible at all times, with two flagmen on the first day and a flagman each day thereafter; and

Whereas, upon the committee suggesting that the second queue pen requested along the block towards Howard Street for the first day could attract congregation rather than prevent it, the

applicant agreed to forgo setting up that pen while keeping the space reserved, and to consistently turn away anyone without a reservation in the next half hour; and

Whereas, the event will feature no giveaways, no food or drink, no amplified sound, and no planned celebrity or influencer appearances; and

Whereas, the applicant will have up to eight security guards outside during event hours and three overnight security guards on the first night to prevent camping out, and will maintain a scheduled trash-pickup service through the run with bulk pickup at load-out; and

Whereas, the applicant agreed to perform outreach to residential buildings and small businesses on the block, to leave a contact in the residential lobbies, and to provide a day-of contact for any issues; now

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

Vote: Adopted Unanimously

2. *7.12.26 – Dog Adoption Truck (Sponsor: Animal Rescue Fund of the Hamptons, Inc.), Prince St. bet. Greene & Mercer Sts. [curb lane only-So.]

Whereas, the applicant, the nonprofit Animal Rescue Fund of the Hamptons (“ARF”), is seeking a curb-lane closure for a single, approximately 20-foot adoption van conducting a short, low-impact adoption-outreach activation on the west side of Prince Street side near 116 Greene Street (Louis Vuitton), across from Apple SoHo, without blocking any storefront entrance; and

Whereas, this is not a commercial sales or sampling activation; ARF staff will connect potential adopters with rescue dogs and answer questions about ARF’s adoption process, with only a handful of dogs out of the van at any time, leashed and supervised; and

Whereas, the activation is scheduled for Sunday, July 12th, with a requested curb-lane window of 6 AM to 2 PM to allow staging, and the public-facing activation running from 11 AM to 1 PM, requiring no scissor lifts, generators, power tools, or other light- or noise-generating equipment; and

Whereas, the applicant anticipates approximately 50-75 total attendees with a maximum of roughly 8-12 people around the van at any time, with all activity taking place in the curb lane with the sidewalk left completely free, and upon the committee noting that a curb-lane queue requires protection from vehicle traffic, the applicant agreed to use proper barriers rather than ropes alone; and

Whereas, the event will not serve food or drink, will feature no amplified sound, and will offer no giveaways beyond a small quantity of printed adoption literature on request; and

Whereas, the organizers are also affiliated with the Dog Block Party which is being held as a repeat event in SoHo, but this pop-up will not be advertised at the Dog Block Party and is structured as a separate event; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Dog Adoption Truck (Sponsor: Animal Rescue Fund of the Hamptons, Inc.)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements, and **further provided that** the applicant uses proper barriers to protect the curb-lane activation from vehicle traffic.

Vote: Adopted Unanimously

3. ***7.15.26 – Jade Matcha Event J (Sponsor: Sharon Miller), Bleecker St. bet. LaGuardia Pl. & Thompson St. [curb lane only-E.]**
4. ***7.16.26 – Jade Matcha Event K (Sponsor: Sharon Miller), Broadway bet. Broome & Spring Sts. [curb lane only-E.]**

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

Whereas, the committee noted that the proposed locations are very high-traffic areas and that matcha activations reliably draw significant crowds, and asked that this concern be conveyed to SAPO; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Jade Matcha Event J and Jade Matcha Event K (Sponsor: Sharon Miller)**.

5. ***7.17-7.24.26 – Victoria Beckham Portofino 97 (Sponsor: VB Beauty US LLC), Elizabeth St. bet. Prince & Spring Sts. [SW & curb lane closure-E.]**

Whereas, the applicant is seeking a sidewalk and curb-lane closure to support a temporary café-seating platform, approximately 20 feet by 6 feet, in the curb lane at 202 Elizabeth Street, offering free samples of Victoria Beckham Beauty's new Portofino 97 fragrance in partnership with the neighboring Caffè Paradiso; and

Whereas, the activation would run from July 15th through July 20th, from 9 AM to 3 PM each day, with the platform fabricated offsite, up to approximately 200 fragrance samples given away per day, no amplified sound, and no food or beverage service beyond Caffè Paradiso's own; and

Whereas, a celebrity component originally described in the application has been struck, and no celebrity or influencer appearances are planned; and

Whereas, Caffè Paradiso draws a standing line on this block every day, and the committee spent considerable time with the applicant discussing how the fragrance giveaway line for this particular event could coexist with the "normal" line at Caffè Paradiso, including the applicant agreeing to run a separate fragrance-only line in the curb lane and to cut it at Spring Street; and

Whereas, the sidewalk at this location is narrow, and with a permanent existing line already present the committee concluded that maintaining the required 5-foot pedestrian right-of-way would be extremely unlikely even with the amended line plan; and

Whereas, committee members have received emails from residents about crowding from the existing line at this location, and the committee noted that adding a brand activation designed to engage an already-standing line compounds congestion in an already problematic space; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Victoria Beckham Portofino 97 (Sponsor: VB Beauty US LLC)**.

Vote: Adopted Unanimously

6. ***7.19.26 – Genesis House Event July 19 (Sponsor: Jackson Dawson Communications, Inc.), 1) 10th Ave. bet. W. 13th & W. 14th Sts. [curb lane only-both]; 2) W. 13th St. bet. 10th Ave. & Washington St. [curb lane only-both] (addition to agenda)**

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 **Genesis House Event July 19 (Sponsor: Jackson Dawson Communications, Inc.)**.

Vote: Adopted Unanimously

7. ***7.22-7.24.26 – Acne Studios Grand Opening (Sponsor: 360PM), Gansevoort Plaza: W.12th/W.13th Sts./9th Ave. [full]**

Whereas, the applicant is seeking a permit at Gansevoort Plaza for a temporary newsstand installation celebrating the opening of an Acne Studios store adjacent to the Plaza and the brand's 30th anniversary; and

Whereas, the newsstand is a prefabricated structure, painted pink, built offsite and carted in and out, with assembly on site limited to approximately three hours using hand and assembly power tools only, and the activation running from 10 AM to 7 PM daily on July 22, 23 and 24; and

Whereas, nothing will be sold at the stand itself; the magazine can be purchased at nearby apparel store Two: Minds, and the committee was made aware that Two: Minds has temporarily relocated down Gansevoort Street (on the south side, between Greenwich and Washington Streets) due to construction, so visitors will need to be directed there; and

Whereas, the applicant anticipates approximately 100 attendees per day, expects no lines, and will have staff direct any gathering behind the structure to keep the pedestrian right-of-way clear; and

Whereas, the event will feature no food or beverage, no giveaways beyond possible postcards, no amplified sound, and no celebrities or influencers; and

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

Whereas, two security guards will be on site in 12-hour shifts for the duration, and the applicant is coordinating with the Meatpacking BID in the planning of the event; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Acne Studios Grand Opening (Sponsor: 360PM)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted Unanimously

8. *7.23-7.25.26 – Tillamook Newsstand – Astor Pl. (Sponsor: EventPermits, LLC), Astor Place Plaza: Lafayette St./Cooper Sq./E. 8th St. [full]

Whereas, the applicant is seeking a permit at Astor Place Plaza for a Tillamook branded ice cream activation structured as a 10' x 14' "old-time" newsstand, running from Thursday July 23 through Saturday July 25, and open from 11 AM to 7 PM each day; and

Whereas, the applicant is working with the Village Alliance BID on exact placement, will not block the existing food stand on the plaza; and

Whereas, in addition to scooped ice cream at the stand, brand ambassadors will hand out grab-and-go ice cream bars specifically to keep the queue short, and upon the committee asking that any queue be proactively organized, the applicant agreed to set up a rope-and-stanchion queue in advance and to keep all queuing within the plaza footprint; and

Whereas, load-in was planned for midnight, and upon the committee asking whether assembly of the prefabricated structure could instead be pushed to the morning given the 11 AM opening, the applicant agreed to pursue that with the client and report back to the committee; and

Whereas, the applicant has applied for an amplified-sound permit for soft background ambiance only, with no DJ, PA, or MC; and

Whereas, the applicant disclosed that food bloggers have been invited, with one digital creator having confirmed to attend; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval of Tillamook Newsstand – Astor Pl. (Sponsor: EventPermits, LLC), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted Unanimously

9. *7.23.26 – Carters Skip Hop (Sponsor: Promobile Marketing LLC), Washington Sq. No. bet. 5th Ave. & Macdougall St. [curb lane only-No.]

Whereas, the applicant is seeking a curb-lane closure for a one-day activation for the Carter's Skip Hop baby / toddler brand, featuring a wrapped Rivian SUV, parked at approximately 18 Washington Square North, with a product display in the front trunk ("frunk") and a changing-pad tester on the rear for photos; and

Whereas, the activation will take place on Thursday, July 23rd, with set-up at approximately 8 AM, the activation live from 10 AM to 6 PM, and breakdown from 6 to 7 PM, requiring only a delivery of stanchions and barricades and no heavy equipment; and

Whereas, the Rivian vehicle will be barricaded on each side, a stanchioned queue will be maintained, and the applicant will cut the line before the crosswalk, or earlier if needed, with each visit expected to take only two to three minutes; and

Whereas, giveaways are non-food baby products (changing stations, travel wipes, dry/wet bags, and wipes cases, with participants choosing two), none of which involve plastic wrap or are likely to generate trash, though trash receptacles will be available on site; and

Whereas, the event will feature no food or drink, no amplified sound, and no celebrities or influencers; and

Whereas, the committee noted that this location has a very wide sidewalk and has reliably worked well for events of this kind; now

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

Vote: Adopted Unanimously

10. *7.27.26 – Our Vibe Check (Sponsor: The Mental Health Association of NYC, Inc. dba Vibrant Emotional Health), Washington Sq. So. bet. LaGuardia Pl. & Thompson St. [curb lane only-So.]

Whereas, the applicant, the nonprofit Vibrant Emotional Health, is seeking a curb-lane closure to park four food trucks outside the NYU Kimmel Center, at 60 Washington Square South, to provide free dinner to participants leaving its “Our Vibe Check” youth mental health festival, a resource fair with workshops and activations held entirely indoors at the Kimmel Center from 10 AM to 6 PM for pre-registered guests aged 16 to 24; and

Whereas, the activation is scheduled for Monday, July 27th, with trucks arriving around 4:30 PM, food distribution from approximately 5:30 to 7:30 PM, and the trucks expected to depart by 8 PM; and

Whereas, an estimated 250-300 guests / attendees to the mental health festival will receive tickets from inside the Kimmel center and redeem them at a truck for one menu item chosen from the truck’s two to three pre-made options, meaning lines should move quickly; and

Whereas, as the trucks will not be serving food to the general public, each truck will carry a sign indicating it is closed for a private event; and

Whereas, the applicant will have multiple volunteers on site to manage any lines that form, having recently run the same setup outside the Brooklyn Public Library, and is working with the Street Vendors Project, whose trucks hold their own permits; and

Whereas, the event will feature no amplified sound outside (all programming and sound is indoors), no non-food giveaways, and no celebrities or influencers; and

Whereas, the event will not feature sidewalk chalking, painting or stenciling, and will be promoted through social media, flyers, community-based organizations, word of mouth, and the applicant’s website; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Our Vibe Check (Sponsor: The Mental Health Association of NYC, Inc. dba Vibrant Emotional Health)**,

provided that the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted Unanimously

11. *7.31.26 – Nars-Sephora Orgasm Activation – Astor Place Plaza (Sponsor: Another A Story), Astor Place Plaza: Lafayette St./Cooper Sq./E. 8th St. [full]

Whereas, the applicant is seeking a permit at Astor Place Plaza for a NARS x Sephora activation celebrating NARS's Orgasm blush shade, centered on a giant prefabricated compact installation containing product-testing stations along with free giveaways to attendees; and

Whereas, the installation would be built from 12:01 AM (estimated at up to eight hours) and open to the public at 11 AM, for one day on July 31st with a possible second day on August 1st (still to be confirmed), with load out by 8 PM on either July 31st or August 1st (depending on if the event is extended); and

Whereas, the queue will be coiled within the plaza under umbrellas, with wet wipes distributed from a cart at the top of the queue and ice pops served to guests waiting in line, and the applicant estimates waits of 5 to 30 minutes; and

Whereas, the applicant expects a maximum of approximately 800-1,000 attendees, acknowledged that the roughly 1,600 units of each giveaway product on hand exceed expected demand, and will staff the line with three brand ambassadors and two security guards, turning guests away to return later if the queue reaches capacity and keeping it within the plaza footprint; and

Whereas, the event will feature no amplified sound and no celebrities or influencers, and brand ambassadors will collect wrappers and dispose of trash throughout the day; and

Whereas, the applicant's client has asked for a production vehicle on site and up to three promotional taxi displays placed around Astor Place, and the committee noted that no such vehicles may be placed in no-standing zones; and

Whereas, upon the committee raising a prior incident in which a pop-up produced by the same production company spray-painted promotions on sidewalks and did not remove them, the applicant apologized for the past team's conduct and guaranteed that no stickers, spray paint, or other sidewalk marking will be used for this event, the client having been told this is prohibited; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Nars-Sephora Orgasm Activation – Astor Place Plaza (Sponsor: Another A Story)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements, and **further provided that** no production or promotional vehicles are placed in no-standing zones.

Vote: Adopted Unanimously

12. *8.1.26 – Cafe Lyria x Listen (Sponsor: Listen Labs), Crosby St. bet. Bleecker & E. Houston Sts. [full street 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; and

Whereas, the committee wished to note in its denial that the application proposes a full street closure, with significant impacts likely on the surrounding area; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Cafe Lyria x Listen** (Sponsor: Listen Labs).

Vote: Adopted Unanimously

13. *8.1.26 – Community Highlight Market (Sponsor: Monique Tyson), E. 14th St. bet. 5th Ave. & University Pl. [SW & curb lane closure-So.]

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

Whereas, the committee additionally questioned whether the requested curb lane on East 14th Street is available for events at all, as the lane is set off with blockers and may be designated as a pedestrian area or bus lane, a question the committee will flag to SAPO; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Community Highlight Market** (Sponsor: Monique Tyson).

14. *8.8.26 – The Ordinary Activation (Sponsor: DTSM Concepts LLC), W. 13th St. bet. 9th Ave. & Washington Sts. [curb lane only-So.]

Whereas, the applicant is seeking a curb-lane closure for a one-day brand activation for skincare / haircare brand The Ordinary, consisting of a glass box truck parked on West 13th Street between the Sephora and All Saints storefronts, in which visitors can take photos in a themed photo booth and play a giant interactive crossword puzzle, with companion programming inside the adjacent Sephora directing traffic to the truck; and

Whereas, the application window of 8 AM to 10 PM covers load-in and load-out (the applicant noting chronic parking problems even with tow-away signs), with the activation itself running from 11 AM to 7 PM on Saturday, August 8th; and

Whereas, the applicant intends to give away approximately 500 free sample-sized products to attendees, and stated that they would shut down the activation early if all 500 samples are given away before 7 PM; and

Whereas, the event will feature no amplified sound, food, beverages, celebrities, or influencers; and

Whereas, the applicant planned to run a short line along the curb westward, and upon the committee noting that the brand's popularity is likely to draw more demand than the applicant anticipates, the applicant agreed to add rope and stanchions and two dedicated line managers in addition to truck staff; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **The Ordinary Activation (Sponsor: DTSM Concepts LLC)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements, and **further provided that** the applicant deploys rope and stanchions and at least two dedicated line managers in addition to truck staff.

Vote: Adopted Unanimously

15. *8.14.26 – Timberland x JBL X New Era Event (Sponsor: Timberland), Crosby St. bet. Bleecker & Jersey Sts. [full street closure-full]

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

Whereas, the proposed full street closure of Crosby Street between Bleecker and Jersey Streets would span East Houston Street, a major avenue, and because Jersey Street begins mid-block the closure would in practice extend to Prince Street, effectively closing multiple blocks, which is not permitted; and

Whereas, the application estimates attendance at 1,000 to 4,999 people, a crowd the committee concluded narrow Crosby Street cannot safely hold, particularly given the very long block between Prince and East Houston Streets and the limited routes for pedestrian movement around it; and

Whereas, the proposed event would likely be disruptive to neighbors, including impact on a pet day-care and boarding business with full glass frontage on Crosby Street at the northeast corner of Crosby and East Houston Streets, as well as a loading dock serving the Adidas store; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Timberland x JBL X New Era Event (Sponsor: Timberland)**.

Vote: Adopted Unanimously

16. *9.1.26 – NYU School of Professional Studies Welcome Event (Sponsor: NYU School of Professional Studies Welcome), E. 12th St. bet. 5th Ave. & University Pl. [SW & curb lane closure No.]

Whereas, the applicant, NYU's School of Professional Studies, is seeking a street closure on East 12th Street between Fifth Avenue and University Place for its first annual Welcome Street Fair, centralizing student clubs and organizations as a resource for incoming students; and

Whereas, the event is scheduled for Tuesday, September 1st from 3 to 6 PM, with the street closing at approximately 10 AM and reopening by 8 PM to allow set-up and breakdown, and 400-500 students expected across the three hours that the event will be live; and

Whereas, access is by wristband from check-in tents at the Fifth Avenue and University Place ends of the block, with wristbands also offered to the residents and businesses on the block; and

Whereas, the event will feature food / drink in the form of free hot dogs, pretzels, and various beverages to be served; and

Whereas, NYPD and NYU campus security will be present throughout, with only garage and delivery traffic passing through; and

Whereas, the applicant's initial site plan placed tables on the north sidewalk and bike lane, and upon the committee explaining that the standard layout for such closures is tables in the closed roadway with both sidewalks and the bike lane kept clear, the applicant agreed to revise the layout accordingly; and

Whereas, amplified sound will be limited to announcements and low background music, kept at a reasonable level out of consideration for neighbors; and

Whereas, the applicant will conduct advance outreach to residents and businesses on the block to notify them of the closure and the event; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **NYU School of Professional Studies Welcome Event (Sponsor: NYU School of Professional Studies Welcome)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements, and **further provided that** the site layout is revised to place activation tables in the closed roadway, keeping both sidewalks and the bike lane clear.

Vote: Adopted Unanimously

FYI / RENEWAL

17. 8.16.26 – 137th Annual Feast of St Rocco Block Party (Sponsor: St. Rocco Society of Potenza Inc.), Baxter St. bet. Canal & Hester Sts. [SW & street closure-E.]

Whereas, this event has been held previously and no major complaints have been received; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of this renewal application **provided that** the application conforms with all applicable laws, rules, and regulations.

Vote: Adopted unanimously

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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TRAFFIC AND TRANSPORTATION COMMITTEE

June 30, 2026

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

Committee Members Present: Jeannine Kiely (Chair), Janet Liff (Vice Chair), Susan Gammie, Shirley Secunda and Antony Wong.

Committee Members Absent with Notification: Amy Brenna, Stella Fitzgerald, Lois Rakoff, Rocio Sanz

Committee Members Absent: Ben Listman

Public Committee Members Present: Joseph Flahaven

Public Committee Members Absent with Notification: Dan Miller

Public Committee Members Absent: none

Other Board Members Present: none

Elected and Agency Representatives: Grace Fitzgerald with Councilmember Carl Wilson and Kate Scherer (Lower Manhattan Borough Planner, NYC DOT).

MINUTES

The T&T Committee addressed the three agenda items.

1. Discussion of the rising cost of Citi Bike – both regular (classic) and e-bikes – including options to make them more affordable for Citi Bike members including: Greater scrutiny of Lyft and City subsidies: (a) Council Member Christopher Marte's [legislative package](#) to give discounts to [public school students](#), [senior citizens](#), and [CUNY students](#); and (b) Council Member Lincoln Restler's [proposed legislation](#) to peg Citi Bike pricing to the subway fare.

CB2 also discussed a resident's report on the additional cost to Citi Bike e-bikes riders for a set distance with the reduction of average speed from 18 to 15 mph, ceteris paribus. There was general consensus that NYC needs to invest to make Citi Bike more affordable.

2. Proposal by the Department of Transportation for a dedicated bus lane on Sixth Avenue from Watts Street through to West 59th Street, including the length of Sixth Avenue within Community District 2. The proposal includes the widening of the northbound protected bike lane beginning at West 13th Street. View DOT's presentation [here](#). CB2 is seeking feedback on the overall plan and specifically the:

Bus Boarding Islands Adjacent to Bike Lane. Due to the Holland Tunnel, the Sixth Avenue bike lane runs along the east side of Sixth Avenue from Watts Street to Houston Street, the same side as the dedicated bus lane and bus islands, requiring bus users to cross the bike lane. We discussed ways to improve safety, particularly for bus riders, including:

- a. **For Pedestrians and Bus Users** – highly visible crosswalks, accessible pedestrian routes, Accessible Pedestrian Signals (APS) to assist blind and low vision bus riders and other design features that prioritize the safety of pedestrians, particularly seniors, children and people with disabilities; who will need to cross the bike lane to access the bus boarding island;
- b. **For Cyclists** – tactile surfaces and bicycle yield markings to warn cyclists to slow before bus boarding islands; and,
- c. **For Everyone** – clear signage and daylighting where appropriate;

MTA's Proposed Removal of Bust Stops at Sixth Ave/Broome St. and Sixth Ave/12th St.

Public participants did not want to eliminate either bus stop, particularly the one at Broome Street due to the high use by seniors. We also discussed the need to add bus shelters, benches (not leaning bars) and real time bus information along 6th Avenue.

Sixth Avenue and Spring Street Intersection. In August 2025, CB2 passed a resolution in [Support of Safety Improvements at the Sixth Avenue and Spring Street Intersection](#) requesting that NYC DOT install a split phase light with a dedicated left turn signal as well as study other ways to improve pedestrian, cyclist, bus and car safety at the Spring Street and Sixth Avenue intersection; and, to coordinate all safety improvements at Spring Street and Sixth Avenue into the plaza design at Little Sixth Avenue.

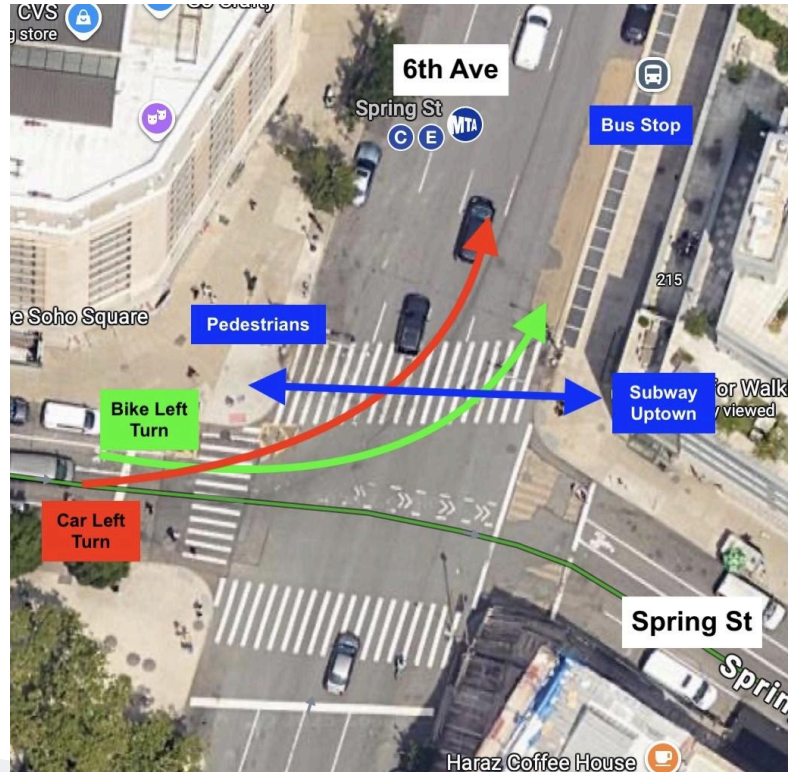
- a. **Pedestrians** – The C and E trains stop at Spring St. and the northbound station only has one exit at the northeast corner of Spring St. and Sixth Ave. During the morning commute, riders exiting on the northwest corner, cross west, and navigate cars and

cyclists turning left on to Sixth Ave; during the evening commute, the pattern reverses;

- b. **Cyclists** – With the new Sixth Ave. bike lane, cyclists turning left from Spring St. must cross to the east side of Sixth Ave. and compete with cars turning left, pedestrians crossing the street and passengers entering and exiting buses at the stop on the east side of Sixth Ave.;

- c. **Vehicles** – Spring St. experiences heavy traffic eastbound from Hudson St. because it is the first through eastbound street south of Bleecker St and also is used by cars exiting the Holland Tunnel heading north then east; and,

- d. **New Destinations** – In Hudson Square, new office space such as Disney and Google and the new residential population greatly increases pedestrians, cyclist and car traffic, exacerbating these safety concerns and [New York State's NY Forward program granted \\$744,000 to the Hudson Square BID](#) to establish a permanent plaza at Little Sixth Avenue that will offer additional space for programming, play, and relaxation and likely will further increase pedestrian traffic.



- 3. *Presentation by the Department of Transportation concerning its [letter announcing its plans to install new Citi Bike stations](#) on Sixth Avenue between West 9th and West 10th Street (west side of the avenue) and Clarkson Street between Hudson and Greenwich Streets (north side of the street.)

In addition, as part of the Lafayette/4th Avenue Redesign, in [May 2026, CB2 requested](#) that DOT relocate the Citi Bike station from the east to west side of Lafayette (between Houston and Jersey streets.) Instead, DOT moved the Citi Bike station to the west side of Lafayette further south, between Jersey and Spring streets, immediately in front of 284 Lafayette Street, blocking

passenger drop-off in front of the entire building footprint. Residents requested that DOT move the Citi Bike station north between Houston and Jersey streets, south of the turn lane or to Jersey Street.

Citi Bike Station Locations on Lafayette Street, South of Houston

Former Site, between Houston & Jersey



Moved to b/n Jersey & Prince



Recommended Locations:
West Side of Lafayette
between Houston and
Jersey streets or possibly
Jersey Street between
Lafayette and Crosby.

Business Session. The committee met in business session and unanimously supported all three resolutions. The committee did not have a quorum.

#1 Resolution in Support of Measures to Improve the Affordability of Citi Bike

Whereas:

1. Citi Bike has become an integral part of New York City's transportation network, providing millions of trips each year, reducing congestion, supporting climate goals, improving public health, and serving as an important first- and last-mile connection to the subway and bus system;
2. Since its launch, Citi Bike has evolved from an optional transportation amenity into essential transportation infrastructure relied upon by commuters, students, workers, seniors, visitors, and residents throughout Manhattan Community District 2 and New York City;
3. The cost of using Citi Bike—particularly electric bicycles—has increased dramatically in recent years, while annual memberships have also risen substantially, making the system increasingly unaffordable for many New Yorkers and creating barriers to choosing sustainable transportation over private automobiles;
4. Rising costs disproportionately impact students, seniors, lower-income New Yorkers, and residents who rely on Citi Bike as an affordable transportation option rather than as a recreational amenity;
5. Unlike many peer cities, New York City provides no direct operating subsidy for its bike-share system, despite the public benefits Citi Bike provides through reduced congestion, lower emissions, improved mobility, and decreased demand on the transit system;
6. Because Citi Bike is operated by Lyft pursuant to a public agreement with the City, there should be greater transparency regarding operating costs, pricing decisions, revenues, profit margins, and the assumptions used to justify fare increases before additional public subsidies are considered;
7. New York City Council, Citi Bike users and advocacy organizations have called for reforms to make Citi Bike more affordable, including greater public oversight, targeted subsidies, and treating bike share as an essential component of the City's transit network rather than solely as a private business;
 - a. Council Member Christopher Marte has introduced a legislative package to require discounted Citi Bike membership for:
 - i. Public school students aged 16 or older, [Intro. 0294](#);
 - ii. Senior Citizens over 64, [Intro. 0309](#);
 - iii. Students attending the City University of New York, [Intro. 0944](#);
 - b. Council Member Lincoln Restler introduced legislation to cap qualifying Citi Bike trips at no more than the fare charged for a single subway or local bus ride, recognizing bike share as a vital component of the City's public transportation system, [Intro. 0656](#);

8. Expanding affordable access to Citi Bike would encourage greater use of sustainable transportation, reduce greenhouse gas emissions, improve public health, reduce traffic congestion, and make transportation more equitable for New Yorkers of all ages and incomes; and,
9. Capping the cost of e-bikes would discourage riders from speeding to keep their costs down.

Therefore be it resolved that Manhattan Community Board 2 supports:

1. Efforts to reduce the cost of Citi Bike memberships and rides while ensuring the long-term financial sustainability and continued expansion of the system;
2. [Intro. 0294](#), [Intro. 0309](#) and [Intro. 0944](#) to establish discounted Citi Bike memberships for eligible public school students, senior citizens, and CUNY students;
3. [Intro. 0656](#) to cap qualifying additional fees for Citi Bike trip prices at the cost of a single subway or local bus fare, thereby recognizing bike share as an integral part of New York City's public transportation network;

Be it further resolved that Community Board 2 calls upon the City of New York to evaluate appropriate operating subsidies for Citi Bike comparable to those provided in peer cities, while ensuring that any public investment is accompanied by meaningful public oversight, transparency, accountability, and affordability commitments from Lyft;

Be it further resolved that Community Board 2 urges the New York City Department of Transportation to negotiate future operating agreements that prioritize affordability, transparency, and equitable access while preserving and expanding high-quality bike-share service throughout New York City.

Vote: Unanimous. (Full Board Members, 5-0. Public Members, 1-0.)

#2 Resolution in Support of a Dedicated Bus Lane on Sixth Avenue from Watts to 14th Street, Pedestrian Safety Improvements at Bus Boarding Islands and Opposition to Bus Stop Removals at 6th Avenue / Broome Street and 6th Avenue / 12th Street

Whereas:

Existing Conditions

2. Sixth Avenue is one of Manhattan's most important multimodal transportation corridors, serving residents, workers and visitors traveling by bus, bicycle, on foot and by automobile;

3. Within Community Board 2 (CB2), Sixth Avenue carries four local bus routes and numerous express bus routes that collectively serve more than 51,000 daily riders, making it one of Manhattan's highest-ridership bus corridors;
4. Local buses on Sixth Avenue currently travel as slowly as approximately 3.5 miles per hour during peak periods—little faster than walking—while express buses can average only about 4.2 miles per hour due to congestion, curbside conflicts and blocked bus lanes;
5. Slow and unreliable bus service disproportionately affects seniors, people with disabilities, transit-dependent New Yorkers, essential workers and commuters from all five boroughs who rely on bus service for daily travel;
6. SoHo (combined with Tribeca) is a [senior pedestrian zone](#), representing the 3rd most injurious Manhattan neighborhoods for seniors;

Proposal

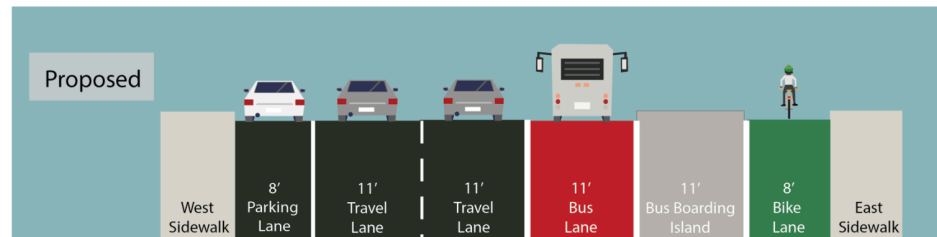
7. NYC Department of Transportation (DOT), in partnership with the Metropolitan Transportation Authority (MTA), has proposed a dedicated offset bus lane on Sixth Avenue from Watts Street through West 58th Street that would provide buses with a continuous priority lane while maintaining curb access for loading, passenger pick-up and drop-off, and other curbside activities;
8. Offset bus lanes have been shown to improve bus operations by reducing conflicts with double-parked vehicles and loading activity that frequently obstruct traditional curbside bus lanes, thereby improving bus speed and reliability;
9. The proposal would also reorganize the street to improve safety by adding pedestrian islands, painted curb extensions, left-turn calming treatments and upgraded bus boarding islands that shorten crossing distances, slow turning vehicles and better organize movements among buses, bicycles, pedestrians and motorists;
10. Sixth Avenue is a Vision Zero Priority Corridor because of its history of pedestrian deaths and serious injuries, making continued investment in proven safety improvements a critical public safety priority;
11. The proposed bus boarding islands at Broome Street, Spring Street and Prince Street would allow buses to stop without entering the bicycle lane, improve accessibility for riders boarding and exiting buses, reduce conflicts between buses and cyclists, and create more predictable pedestrian crossings;
12. NYC DOT's proposal also includes widening the existing protected bicycle lane beginning at West 13th Street, improving safety and reducing congestion within one of Manhattan's busiest bicycle corridors while maintaining physical separation between cyclists and motor vehicles;

CB2's Requested Additions

13. CB2 supports the addition of pedestrian safety measures at all bus boarding islands, where

Bus Boarding Island locations:

- Broome St (pending)
- Spring St (existing)
- Prince St (existing)



from Watts Street to Houston Street, the bike lane, bus boarding island and bus lane are all on the right side of the street. These changes include:

- For Pedestrians and Bus Users** – highly visible crosswalks, accessible pedestrian routes, Accessible Pedestrian Signals (APS) to assist blind and low vision bus riders and other design features that prioritize the safety of pedestrians, particularly seniors, children and people with disabilities; who will need to cross the bike lane to access the bus boarding island;
 - For Cyclists** – tactile surfaces and bicycle yield markings to warn cyclists to slow before bus boarding islands; and,
 - For Everyone** – clear signage and daylighting where appropriate;
14. CB2 opposes the removal of the existing bus stops at Sixth Avenue/Broome Street and Sixth Avenue/West 12th Street to improve bus travel times because these stops provide important access for nearby residents, businesses, workers, seniors, visitors and transit riders and help connect neighborhoods to employment centers, healthcare, shopping and other destinations and the increased walking distance resulting from these proposed stop removals would disproportionately affect older adults, people with disabilities, individuals with limited mobility and riders carrying groceries, luggage or young children;
15. CB2 supports the addition of bus shelters and benches (not leaning bars) at the bus stops along 6th Avenue, prioritizing stops in senior pedestrian zones like SoHo;
16. CB2 reiterates its support for [safety improvements at the intersection of Sixth Avenue and Spring Street](#), as requested in its [August 2025 Resolution](#), requesting that NYC DOT install a split-phase traffic signal with a dedicated left-turn phase, study additional measures to improve pedestrian, cyclist, bus and vehicular safety, and coordinate those improvements with the planned Little Sixth Avenue plaza. These changes include:

- Pedestrians** – The C and E trains stop at Spring St. and the northbound station only has one exit at the northeast corner of Spring St. and Sixth Ave. During the morning commute, riders exiting on the northwest corner, cross west, and navigate cars and cyclists turning left on to Sixth Ave; during the evening commute, the pattern reverses;
- Cyclists** – With the new Sixth Ave. bike lane, cyclists turning left from Spring St. must cross to the east

TRAFFIC & T



- side of Sixth Ave. and compete with cars turning left, pedestrians crossing the street and passengers entering and exiting buses at the stop on the east side of Sixth Ave.;
- c. **Vehicles** – Spring St. experiences heavy traffic eastbound from Hudson St. because it is the first through eastbound street south of Bleecker St and also is used by cars exiting the Holland Tunnel heading north then east; and,
 - d. **New Destinations** – In Hudson Square, new office space such as Disney and Google and the new residential population greatly increases pedestrians, cyclist and car traffic, exacerbating these safety concerns and [New York State's NY Forward program granted \\$744,000 to the Hudson Square BID](#) to establish a permanent plaza at Little Sixth Avenue that will offer additional space for programming, play, and relaxation and likely will further increase pedestrian traffic; and,
17. CB2 supports the addition of CB2 believes that improving bus speed and reliability should not unnecessarily reduce transit accessibility and that both objectives can often be achieved through thoughtful corridor design and bus stop optimization.

Therefore Be It Resolved that Community Board 2:

- 1. Supports NYC Department of Transportation's proposal to establish a dedicated offset bus lane on Sixth Avenue from Watts Street through West 14th Street combined with bus boarding islands, as an important investment in faster, more reliable and more equitable public transportation;
- 2. Insists that the DOT design, fund and install additional pedestrian safety measures at all bus boarding islands, from Watts Street to Houston Street, where bus riders will need to cross the bike lane to reach the bus boarding island including:
 - a. **For Pedestrians and Bus Users** – highly visible crosswalks, accessible pedestrian routes, Accessible Pedestrian Signals (APS) to assist blind and low vision bus riders and other design features that prioritize the safety of pedestrians, particularly seniors, children and people with disabilities; who will need to cross the bike lane to access the bus boarding island;
 - b. **For Cyclists** – tactile surfaces and bicycle yield markings to warn cyclists to slow before bus boarding islands; and,
 - c. **For Everyone** – clear signage and daylighting where appropriate;
- 3. Opposes the proposed removal of the bus stops at Sixth Avenue/Broome Street and Sixth Avenue/West 12th Street and requests that NYC DOT and the Metropolitan Transportation Authority retain these stops or identify alternative design solutions that preserve convenient neighborhood transit access while achieving the project's bus priority objectives;
- 4. Supports the addition of bus shelters and benches (not leaning bars) with real time bus information, along 6th Avenue;
- 5. Reiterates its support for [safety improvements at the intersection of Sixth Avenue and Spring Street](#) as detailed in its [August 2025 Resolution](#), requesting that NYC DOT install a split-phase traffic signal with a dedicated left-turn phase, study additional measures to

improve pedestrian, cyclist, bus and vehicular safety, and coordinate those improvements with the planned Little Sixth Avenue plaza; and,

6. Requests continued consultation with the Board throughout final design and implementation to ensure the project advances bus reliability, pedestrian safety, bicycle safety, neighborhood accessibility and support for local businesses.

Vote: Unanimous. (Full Board Members, 5-0. Public Members, 1-0.)

#3 Resolution in Support of:

- **New Citi Bike Stations on Sixth Avenue between West 9th and West 10th Streets and on Clarkson Street between Hudson and Greenwich Streets and**
- **Moving Further North the Citi Bike Station on Lafayette between Prince and Houston Streets**

Whereas:

1. NYC Department of Transportation (DOT) has announced its intention to install new Citi Bike stations on the west side of Sixth Avenue between West 9th and West 10th Streets and on the north side of Clarkson Street between Hudson and Greenwich Streets;
2. Citi Bike is an integral part of New York City's transportation network, providing affordable, sustainable transportation, reducing congestion and supporting the City's climate goals;
3. Community District 2 (CB2) is among Citi Bike's highest ridership areas, and additional stations will improve system availability, relieve overcrowding at nearby stations, and better serve residents, workers and visitors while expanding access to neighborhoods, businesses, parks, schools and transit;
4. CB2 has consistently supported expanding bike share and other sustainable transportation options where stations are appropriately sited and balance the needs of residents, businesses, accessibility, deliveries and other curb uses;
5. As part of the Lafayette Street/Fourth Avenue Redesign, [Community Board 2 requested in May 2026](#) that NYC DOT relocate the existing Citi Bike station from the east side to the west side of Lafayette Street between Houston and Jersey Streets. Instead, DOT relocated the station farther south, between Jersey and Spring Streets, directly in front of 284 Lafayette Street, eliminating passenger loading and drop-off along the building frontage. Residents subsequently requested that DOT relocate the station to the west side of Lafayette Street between Houston and Jersey Streets, south of the turn lane, or alternatively to Jersey Street, where it would better balance Citi Bike access with residential and commercial curb needs.

Therefore Be It Resolved that Community Board 2 supports NYC Department of Transportation's installation of new Citi Bike stations on the west side of Sixth Avenue between West 9th and West 10th Streets and on the north side of Clarkson Street between Hudson and Greenwich Streets; and,

Be It Further Resolved that CB2 requests that DOT relocate the existing Citi Bike station on the west side of Lafayette Street from its current location in front of 284 Lafayette Street to a location immediately north of Jersey Street, preserving passenger loading while maintaining Citi Bike service.

Vote: Unanimous. (Full Board Members, 5-0. Public Members, 1-0.)

Respectfully submitted,

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



COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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

CANNABIS LICENSING COMMITTEE (CLC) REPORT - JULY 2026

The Cannabis Licensing Committee (CLC) did not meet in July but received three applications for new Adult-Use Retail Cannabis Establishments after its regularly scheduled monthly meeting.

1. Tink & E Co. Inc. – 15 W. 8th Street 10011

The application for Tink & E Co. Inc. has been withdrawn. While the proposed location has previously been rejected by both Community Board 2 (CB2) and the Office of Cannabis Management (OCM) due to its proximity, ~340 ft, from NY Kids Club Horizons at 1 East 8th Street, we expect the applicant to submit a new notice for the same location next month.

The **applicant's** attorneys intend to **argue that** the same-street provision does not apply because the school is located on **East 8th Street**, while the proposed dispensary is on **West 8th Street** - so they **are different streets entirely**. If that argument is successful, it **would fundamentally reshape how NYS's school proximity regulations are applied**. Additionally, building residents have reported that there is a private nursery/daycare operating on the third floor.

2. Bronze Frog LLC – 647 Broadway 10012

Bronze Frog LLC has proposed a location at 647 Broadway. This location has previously been presented to and denied by CB2. It is located within 1,000 ft. of Travel Agency SoHo at 598 Broadway, which voids the previous standard notice, and prompts a different application process.

We received the required Public Convenience and Advantage (PCA) application on 7/21 and anticipate hearing the full PCA proposal in August.

3. The Party Project LLC – 678 Broadway 10012

The Party Project LLC has proposed a location at 678 Broadway. This site operated as an illicit dispensary for several years and has previously been presented to and denied by CB2 for two separate applicants, including the former illicit operator.

This proposed location appears to be within restricted proximity of Bright Horizons school at 704 Broadway, and Travel Agency SoHo. CLC is confirming proximity to both the school and dispensary to determine the appropriate next steps.

September

In September, the CLC will review proposed cannabis legislation. The committee will require an off-site meeting space for this session and will provide the office with the necessary space specifications as soon as possible.

Mar Fitzgerald
Chair, CB2 Cannabis Licensing Committee

Patricia Laraia
Vice-Chair, CB2 Cannabis Licensing Committee