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Eugene Yoo, *First Vice Chair*
Donna Raftery, *Second Vice Chair*

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



COMMUNITY BOARD NO. 2, MANHATTAN

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

FULL BOARD MINUTES

DATE: June 18, 2026

TIME: 6:30 P.M.

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

ATTENDANCE

BOARD MEMBERS PRESENT IN PERSON: Chris Arroyo, Rohyt Belani, William Benesh, Keen Berger, Carter Booth, Kate Bostock, Richard Caccappolo, Valerie De La Rosa, Chris Dignes, Arturo Fernandez, Cormac Flynn, Susan Gammie, Aileen (Eileen) Gribbin, David Gruber, Susan Kent, Paul McDaid, Erika Olson, Alec Pruchnicki, Donna Raftery, Lois Rakoff, David Sandman, Rocio Sanz, Eddie Siegel, Emma Smith, Sean Sweeney, Susan Wittenberg, Antony Wong (27)

BOARD MEMBERS PRESENT VIA ZOOM AND COUNTING TOWARD QUORUM: Katy Bordonaro, Ed Ma, Frederica Sigel, Dr. Shirley Smith, Chenault Spence (5)

BOARD MEMBERS PRESENT VIA ZOOM AND NOT COUNTING TOWARD QUORUM: Manaswini Dixit, Mar Fitzgerald, Jill Hanekamp, Patricia Laraia (4)

BOARD MEMBERS ABSENT WITH NOTIFICATION: Susanna Aaron, Anita Brandt, Amy Brenna, Y. (Nina) Chen, Stella FitzGerald, Drishaan Jain, Ryder Kessler, Jeannine Kiely, Janet Liff, Benjamin Listman, Bo Riccobono, Sean Ryan, Shirley Secunda, Eugene Yoo (14)

BOARD MEMBERS ABSENT: (0)

BOARD MEMBERS PRESENT/ARRIVED LATE: Richard Caccappolo, Arturo Fernandez, Mar Fitzgerald (3)

BOARD MEMBERS PRESENT/LEFT EARLY: (0)

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

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

MEETING SUMMARY

Meeting Date – May 21, 2026

Board Members Present – 32

In Person – 27

via Zoom Counting toward Quorum –5

via Zoom not Counting toward Quorum –4

Board Members Absent with Notification – 14

Board Members Absent – 0

Board Members Present/Arrived Late – 3

Board Members Present/Left Early – 0

TABLE OF CONTENTS

ATTENDANCE.....	1
MEETING SUMMARY	2
PUBLIC SESSION	3
ADOPTION OF AGENDA	4
ELECTED OFFICIALS’ AND REPRESENTATIVES’ REPORTS	5
BUSINESS SESSION	8
Chair's Report: Valerie De La Rosa	8
District Manager’s Report: Mark Diller	9
STANDING COMMITTEE REPORTS WITH RESOLUTIONS	10
EXECUTIVE COMMITTEE.....	10
LANDMARKS 1 and 2.....	11, 15
SLA 1 LICENSING.....	18
SLA 2 LICENSING.....	55
STREET ACTIVITIES.....	75

STANDING COMMITTEE REPORTS WITHOUT RESOLUTIONS.....	95
LAND USE.....	95
PARKS & WATERFRONT.....	95

PUBLIC SESSION

Hudson River Park Trust - Jacqueline Liang, Community Outreach Coordinator at Hudson River Park Trust

- Celebrating Juneteenth this evening on Pier 45 in an event celebrating dance and works by Black women.
- Sunset Salsa is taking place on Thursday nights on July 9th.
- Promoting “Broadway by the Boardwalk” series that include multiple Tony- and Grammy-winning artists. Weekly performances kick off on Monday, July 13th at Clinton Cove.
- Wet lab look-ins – the chance to observe a wide variety of aquatic species up close, are open to the public Tuesdays, Wednesdays, Saturdays and Sundays during the Summer.
- Big City catch-and-release fishing events on Wednesdays and Saturdays.
- The Park is preparing to celebrate Pride on the last Sunday in June on Piers 45 and 46.
- Expecting to host many guests for July 4th events, including the Tall Ships parade and the aerial show during the day, and the Jersey City fireworks display in the event. Detail TBA.

Lois Rakoff

- Invites the public to the free performances in this year’s Washington Square Park Music Festival.
- The final two events will take place on Tuesday, June 23rd and June 30th at 8pm.

Andre Becker - 10th Anniversary of the Stonewall National Monument.

The community is hosting a celebration of the Stonewall Movement in the coming weeks with 27 storefronts turning their storefront windows into an LGBTQI history exhibition with artistic and historic exhibits on the theme of the anniversary. The exhibit writings are historically accurate and tell a full story of Stonewall. Visit site at <https://Stonewall10.nyc>.

Planned intake centers on 8 E. 3rd St and 333 Bowery

Against:

- David Mulkins – president of the Bowery Alliance of Neighbors – neighborhood becoming more dangerous due to the replacement of a stable shelter with transient populations cycling through the intake center. Community already has a heavy volume of shelters and rehab centers.
- Carol Puttre-Czyz - 40-year resident of the East Village, on the Board of the 9th Precinct Community Council. Speaking in opposition to the conversion to an intake center. The staffing will not be adequate to process the volume of individuals expected – leaving those

awaiting processing to linger on the streets. Crime statistics from the precinct in which the intake center is currently located demonstrates that crime will increase in the neighborhood.

- Susan Breindel - Resident of Great Jones for many years. Being hit hard with many changes in NoHo. The community was not adequately informed of plans. Is not opposed to the presence of the existing shelter, but the intake center brings different challenges. Hopes that the CB2 has a subcommittee that will monitor issues related to homelessness and that will address issues that arise as they happen. Has heard that there will be a taskforce and hopes that there is a community access line so our voices will be heard.
- Nancy English - Has lived on Great Jones Street since 1969. Describes the circumstances that existed the last time an intake center was located in the neighborhood. Community does not feel protected by the actions of the city. There are two large buildings going up on Great Jones, which will bring scaffolding for years and may attract more problems.

SLA - 470 Broome Cafe LLC dba Francesco 55-1/2 Greene St aka 470 Broome St 10013 (New WBC–Restaurant) *(previously unlicensed)*

Against

- Susan B. Anthony - Resident of Broome Street. Greene Street is a narrow residential street, not a night-life corridor. A late-night liquor license with outdoor cafe will bring new noise and disruption to the neighborhood. Francesco's hosted events serving alcohol without a proper license. Notes concerns about Francesco's ability to adhere to requirements of a liquor license. The neighbors have no object to Francesco's as a Café. Asks the Board to respect the residential character of the street.
- Rhonda Shearer – resident of Greene Street. SLA revoked Francesco's license finding the applicant lacked the requisite character and fitness to hold such a license. Appreciates that SLA committee recommended denial, and urges the Board to adopt the resolution. Applicant lost the prior license by serving alcohol beyond his license. Applicant did not appeal, but rather attacked the SLA investigator.

Landmarks - 277 Canal Street (SoHo Cast Iron Historic District) - Application is to create an accessible entrance to the NQRW Canal Street subway station and to restore and vertically enlarge the existing three-story commercial building.

Against

- Pete Davies – The Developer's initial plans for additions to this building were approved by CB2, the Community and the LPC in 2022-23. The current proposal adds height and bulk, and substantial increase in market rate units based on zoning bonuses for affordable housing production and transit improvements. The additional height and bulk adds too few affordable units. This would be the tallest building in the district by about 50 feet and is wildly out of proportion to the neighborhood. The Landmarks Preservation Commission (LPC) does have the ability to disallow out-of-character structures notwithstanding the bonuses conferred

under zoning. Hopes that the Board would accept an adjustment to the resolution passed by the Committee noting approval for certain aspects of the building but not the size of the building. Those changes to the resolution could be made without losing affordable units. CM Marte's office is interested in gaining more affordable housing from this project. This is the first development to take place post-rezoning, applying all the new bonuses under the SoHo/NoHo rezoning.

- Marie Dormith - Former chair of the CB2 zoning committee and has lived on Canal Street for many years. Canal Street and the special SoHo Cast Iron Historic District is a low-rise neighborhood, globally important. The design is giant and preposterous with out-of-scale arches at the top. The developer is profiting from multiple zoning bonuses that allow extra height and bulk that will result in a building that will throw a shadow across SoHo for blocks and will destroy the beauty of this special district. LPC can modify and recommend lowering the height of otherwise as-of-right structures. Please give this application the attention.

For

- Albert Laboz - Owner and developer of 277 Canal Street. Was very excited to have this project approved several years ago. CB2 asked the developer to try to install an elevator to make the subway station accessible. The bonus is being used to finance the elevator. (More than \$10M to be spent on elevator.) The developer appeared before the Landmarks Committee on Monday and was asked to review the north-facing facade. Plan to go back and redesign that façade.

Q (Rocio Sanz): How much will it cost to install the elevator?

A: Over \$10M.

ADOPTION OF AGENDA

The agenda was adopted by acclamation.

ELECTED OFFICIALS' AND REPRESENTATIVES' REPORTS

Deborah Glick, NYS Assembly Member, 61st District:

- The budget ran late and left almost no time for serious legislation, which usually takes place across the entire second half of the session.
- \$25M more was added to the environmental protection fund (for a total allocation of \$450M), which provides grants to many important programs such as the soil and conservation districts. Allowed for land acquisition for preservation as buffers to watersheds to mitigate climate change.
- \$750M (net addition of \$250M) allocated to water infrastructure to support communities with water filtration, sewer capacity and similar projects.

- Rollback of CLCPA due to a the settlement of a lawsuit. Even so, the State reached and exceeded goals for sustainability, including solar infrastructure.
- Had some legislative successes such as passage of bills on low-impact landscaping, and a ban on traveling animal acts. Awaiting Governor's signature.
- Protection for tidal wetlands – reversing the basis for a court decision that eroded those protections. Also won a chapter amendment solidifying the ban on taking horseshoe crabs.
- Other successes by other members: Improving the process for solar permit approvals; Protection from ICE such as a ban on ICE wearing masks, and prohibiting local law enforcement from reporting individuals stopped for low-level offenses.
- Leaving office January 1st – barred from lobbying members of the Legislature for two years – but not barred from speaking to the Governor!
- Thanks for the honor of representing a smart, caring, informed and committed constituency.

Carl Wilson, NYC Council Member, District 3:

- First meeting after being elected to the NYC Council. Previously served as C-M Erik Bottcher's Chief of Staff.
- It was an exciting day at City Hall. It was a privilege to welcome the Knicks championship team.
- Hearings are underway concerning the Executive Budget. Nearing the end of the budget process. Anticipate voting on the budget by the end of the month.
- One of the biggest issues in the budget is the elimination of certain afterschool programs by DCYD through an RFP (request for proposals) process, including the provider Manhattan Youth, despite its long-standing and highly-regarded track record of success. This is very disruptive to the schools and community members.
- Proud to co-sponsor the reintroduction of Ryder's law (now Romanch's Law), which would ban the horse carriage industry from Central Park. Just yesterday, Romanch, a teenager, was thrown from a horse carriage and killed. Speaker Menin has called for a hearing on Ryder's law next month.
- Setting up the district office. Hired CB2 liaison, Grace Fitzgerald. Chief of Staff, Hannah Moses, is another veteran from Bottcher's team.

Q / A

Q: Dr. Smith asks if DYCD provided any reason for not renewing the contract?

A: Non-profit did not score highly enough on the new RFP scoring system. CM's team would like to see more transparency about the scoring methodology. Scoring did not include feedback from families. DYCD noted that a new RFP makes the process more competitive.

Q: R. Caccapolo asks if the CM is aware of a product from New Visions for Public Schools that that was cut.

A: CM is not but asks for more information.

Brian Kavanagh, NYS Senate, 27th District:

- Will not be running for reelection. Just completed the last legislative session in Albany, but will be serving through the end of the year.
- Legislative session was a rough one. Budget was completed just eight days before the end of the session.
- Mixed legislative bag. Won an additional \$1B in the Sustainable Future fund and another \$450M in the Environmental Protection Fund.
- Also increased funding for electrifying buildings.
- Investing now for sustainability and future affordability.
- Chaired the Housing Committee where they had great success in extending and expanding the J51 building, the primary way that the city subsidizes critical investment in repairs to multifamily housing (rental properties, co-ops, condos etc.). Removed the prior limit on the percentage of total repair costs that can be financed through the tax abatement program to 100%. This is critical, specifically for buildings that need to make changes per Local Law 97. Reduces the fees for the program and makes it possible for property owners to recoup fees. Expands eligibility for co-ops, most of which now qualify for the program. Indexed this number moving forward, so it should remain the case that these co-ops are eligible. Extended the program for 10 years instead of the few-years-at-a-time in prior years.
- Increasing income eligibility for SCRIE, DRIE, SHRIE programs from \$50K per year to \$75K – first such increase in over 10 years. These programs freeze the tenant’s contributions to household rents for low-income folks.
- Invested hundreds of millions to support Mitchell Llama and public housing.
- Passed a change in SEQR that will continue to protect the environment while allowing for the development of more housing statewide.
- Passed a law that removes secrecy around the ingredients in processed foods.

Q / A

Q: R. Sanz notes that housing court is broken. A case related to tenant non-payment started in August of 2025. Hearing date scheduled for November 2026. Tenant has not paid rent for almost 2 years. No corresponding freeze on tax payments.

A: Senator agrees that there are process issues especially delays in case resolutions. Notes that there are programs to help pay the rent when the tenant won't. Delays are bad for all parties. Has proposed legislation that would create a specific set of judges and courtrooms to hear non-payment cases to expedite their resolution for small landlords. Problem is a lack of resources – too few judges, courtrooms, and staff.

Q: R. Caccappolo – Any insight into who will succeed the Senator as Chair of the Senate Housing Committee?

A: Senate Leadership

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

- Congrats to new board members!
- The Borough President was at City Hall today for the Knicks parade, and issued a proclamation on June 11th, 2026 honoring OG Anunoby for his heroics at the buzzer winning Game 4 for the Knicks.
- The Borough President joined the Governor, Mayor, and FIFA president to inaugurate a new pitch at Tavern on the Green. A free watch party for the final game will be hosted in Central Park.
- The Borough President's Office has hired its first-ever Manhattan Director of Borough Organizing.
- The MBPO has launched an immigrant welcome center downtown.
- Released a neighborhood report card on dog waste. This is the first in a series of reports on quality-of-life issues.
- First ever Manhattan Borough book club this week.

Nicole Barth, NYS Senator Erik Bottcher's Office, 47th District:

- Francisco's Law passed, calling for specific measures for the safe storage of firearms in a household.
- Passed a bill to support building new housing for artists.
- Another important tenant protection law passed the Senate. If a landlord doesn't provide a required essential service such as heat or hot water, the tenant can submit a complaint and receive a partial rent refund.
- Housing clinic and SCRIE and DRIE enrollment clinic next week at the District Office. Grateful that the eligibility cap has been raised.

Conor Allerton, Director of Land Us, Council Member Christopher Marte's Office, District 1

- Emphasizes concerns surrounding the tragedies related to horse carriages this week. C-M Marte reintroduced Ryder's Law to ban horse-drawn carriages in Central Park, which will have a hearing next month.
- Rally to celebrate discounted Citi Bike rides for seniors and students.
- Conducted a walkthrough of Canal Street to observe unlicensed and counterfeit vending conditions.
- C-M is closely monitoring the 277 Canal Street project. C-M is grateful for the inclusion of an elevator to create an accessible subway entrance, but doesn't understand the increase of units with a disproportionately low increase in affordable units. Would like to see the preservation of the previously proposed proportion of affordable units.

Maanika Gupta, Office Manager, Council Member Harvey Epstein's Office, District 2:

- Sadly, Romanch, the teenager who was thrown from a horse carriage in Central Park yesterday, has died. Appropriate that Ryder's Law has been re-introduced with the Speaker's support.
- Shredding event with A-M Grace Lee tomorrow in Tompkins Square Park, 10am-2pm.
- "Hang with Harvey" Office hours with C-M Thursday at Cooper Square.
- C-M spoke with DSS this morning and urged the Agency to come before CBs before August to answer questions and hear concerns about the transition from a shelter to an intake center.
- DCWP hearing Wednesday on issues pertaining to workers. Check Legistar to find public hearings on pending bills.

ADOPTION OF MINUTES

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

BUSINESS SESSION

Chair's Report : Valerie De La Rosa

Recent Events

- Represented the board at the Visiting Neighbors Senior Talent Show – a great event.

Procedural and Governance Updates

- Quorum and committee operations. Want to ensure that committee chairs are making all efforts to ensure that committee members are attending in a manner that counts toward quorum.
- Committee members must be present in person if they don't have an exceptional circumstance or a qualifying disability on file with the District Office.
- Most committees take place only once per month, but it's important that meetings are run efficiently.
- Please ensure that committee members participating on Zoom have their cameras turned on for the duration of the meeting. This is true at Full Board as well. Members participating remotely with a medical waiver or extraordinary circumstances form on file must keep their camera on in order to count as present and vote.
- Ensure that someone on the committee is designated to manage Zoom operations during the meeting. Speakers should be promoted as a panelist so they can be seen and heard when called upon to speak or ask questions.

- Trying to adhere to a 6:30pm start time for all committees to promote consistency and to respect the working hours of the public and the Committee members.
- Wants to highlight that quorum must be achieved by in-person attendance or those with a recognized disability waiver on file. It is important for all meetings to have quorum present.
- The MBPO's General Counsel's has provided guidance on third parties making video and/or audio recordings of CB2 meetings. Attendees are allowed to record meetings as long as they are not disrupting the meeting. There is no reasonable expectation of privacy for those attending community meetings, including on the part of the public or Board Members.

Candidates for Elected Office

- The MBP's General Counsel's Office advises that any member of the public may identify themselves as a candidate for a particular office. Any further comments must be pertinent to the conversation and not electioneering.

New Committee Members

- Welcome to our 8 new members!
- We now have a full complement of 50 board members.
- Thanks to the MBP's office for the new appointments.
- MBP's office held an orientation for new members. CB2 will hold its own onboarding session as well.

Review of Calendar

- Meetings of Committees whose agendas are not driven my applications to City Agencies and which do not have agendas in place will be removed from the calendar.
- Upcoming SLA committee meetings will be held at Northwell Greenwich Village Hospital, with CB2's sincere thanks.

District Manager's Report: Mark Diller

Thanks to:

- Jon LeRoy, our audio tech consultant, and the NYU team of Arlene Peralta, Valentine Goldstein, and Dorothy Slate, for their support and assistance which makes the Full Board meetings run smoothly each month.

Juneteenth

- Office is closed tomorrow for Juneteenth. Resolutions voted on tonight will go out tonight in order to meet Agency deadlines.

Voting Instructions for New Members

- Under City law, a resolution may only pass when the number of “yes” votes is greater than the sum of the “no” and “abstain” votes. Thus, abstaining is a soft no and does affect the outcome of a vote. Recusals do not affect the outcome of a vote.

Food Insecurity

- CB2 will update and again publish our list of food insecurity resources on our website and in our eblast. The experience of the renewed food pantry in operation this week under the Red Door program, which included a line around the corner of those awaiting access to fresh food, was instructive.
- Invites Board members and the public to review the list of resources and make suggestions to build the list.

District Needs Statement

- The CB2 Google Drive repository of materials for use in planning for the list of budget priorities for the FY 2028 budget is being updated to reflect materials gathered last year.
- Committees should review responses from last year as a starting point in formulating the priorities for the FY 2028 budget.
- Note that submissions of budget priorities are now categorized by agency.

Arrests for Counterfeit Goods

- Congratulations to the 5th Precinct on making multiple arrests related to counterfeit goods, as well as seizing numerous carloads of such goods.

Proposed Legislative Changes to the DM Role

- CB2 passed a resolution opposing the bill to create a term limit for the District Manager position citywide.
- The bill would also allow the relevant Borough President to terminate the employment of a District Manager without a Board vote, and a companion bill would allow individual Council Members to appoint CB members without oversight or review from the respective Borough President’s Office.

Open Meetings Law

- Budget included an extension of the Open Meetings Law for another two years. Virtual meetings may continue in their current state.

Street Fair

- Netted CB2 over \$9,000, which will supplement the Board’s budget for necessary consultant expenses and technology purchases..

Fund for the City of New York Fellows

- Applications are now open. Board members should connect with the Chair on any ideas for projects for such Fellows.

STANDING COMMITTEE REPORTS WITH RESOLUTIONS

EXECUTIVE COMMITTEE

Resolution Supporting Continued Funding for the K–8 Beacon Afterschool Program at City-As-School

Whereas:

1. The NYC Department of Youth and Community Development ([DYCD](#)) provides hundreds of free after-school programs for K-12 students and should be a critical component of Mayor Mamdani’s Free Childcare for All.
2. DYCD’s programs keep children safe, accelerate academic growth, and save families thousands of dollars in childcare costs, and provide a critical safety net that allows parents to maintain their careers;
3. The majority of K-5 after school programs are fee-based but the free Beacon program fills a need for free after school programming, critically important for working families;
4. The K–8 [Beacon Youth Afterschool Program](#) operating at City-As-School is one of these programs and provides a free, safe, structured, and enriching environment for children during afterschool hours;
5. The Beacon program primarily serves K-5 students from PS 3. For the 2025-2026 school year, 90 PS 3 students enrolled in the Beacon program but when the program required attendance five days a week, enrollment dropped to 17. Most after-school programs, typically, do not require daily attendance;
6. PS 3 families have relied on the Beacon program to provide supervision, academic support, mentorship, recreational opportunities, social-emotional learning, and positive youth development opportunities;
7. Working parents and caregivers depend on the program in order to maintain employment, support their households, and avoid the significant financial burden of private childcare;
8. The closure of the program would leave many families without a free or affordable alternative for afterschool care and could force parents to reduce work hours, decline employment opportunities, or make difficult childcare arrangements;
9. The loss of the program would disproportionately affect low-income families and those already facing barriers to accessing quality after school services; and,

10. The program contributes directly to student success, family stability, and the overall well-being of the community.

THEREFORE BE IT RESOLVED that Manhattan Community Board 2 supports the continued operation of the free K–8 Beacon Youth Afterschool Program at City-As-School and urges the City of New York, the New York City Department of Youth and Community Development, elected officials, and other relevant agencies to identify and secure the funding necessary to maintain the program; and,

BE IT FURTHER RESOLVED that Community Board 2 calls upon all relevant stakeholders to work collaboratively to ensure that children and families continue to have access to this essential community resource and that no interruption in services occurs due to funding shortfalls.

Vote: Unanimous, 35 Board Members in favor.

LANDMARKS 1

1. *633 Broadway aka 200 Mercer St, Unit 1H (NoHo Historic District) – Application is to change the front door to match the two neighboring units.

(REVIEWED BY LPC STAFF)

2. *287 Bleecker St. – Application is to install a new awning, signage, and reconfigure a window and door at the storefront.

(LAID OVER)

3. *134 Sullivan St. (Sullivan -Thompson Historic District) – Application is to construct a 4th story addition to the existing building.

(WITHDRAWN)

4. *529 Broadway (SoHo Cast Iron Historic District) – Application is to replace one bay of ground floor storefront on the Spring St. side of the building: reconfigure the existing freight entrance and glass storefront into a revised freight entrance and entry for office tenants on the upper floors of the building.

Whereas:

A. The ground floor and five upper floors of the relatively recently constructed building has been used entirely as one retail space and the proposal is to convert the upper floors to office use and to

make a principal entrance to the upper floors in the bay currently used for utility and freight on Spring Street; and

B. The main entrance is proposed to be a revolving door, unsuitable to Spring Street, with a swing exit door to the side in glass and burnished bronze freight entrance doors; and

C. The current entrance to the freight elevator is proposed to have new doors sheathed in cast stone with a bold grid pattern attempting to resemble the stone of the adjacent wall in an unsuccessful attempt to disguise its presence; and

D. The sidewalk is to be reconfigured to provide grade level access to the entrance; and

E. A modest canopy, extending one foot beyond the property line with individual letters lit from a cove in the underside of the canopy is proposed for the address; and

F. There was testimony from a member of the public raising concern about the doors opening into the sidewalk; now

Therefore, be it resolved that CB2, Manhattan recommends:

A. That the revolving door be **denied** and the entrance door be a single or double conventional hinged door and that the entire assembly be further recessed so that the doors swing within the property line facing a busy, narrow sidewalk; and

B. That the freight doors be in plain metal rather than a busily patterned cast stone surface and be similarly recessed so that the open position is within the property line; and

C. That the canopy with discreetly lit lettering **be approved**.

Vote: Unanimous, 36 Board Members in favor.

5. *44 MacDougal Street (Sullivan -Thompson Historic District) – Application is to restore the front facade to its original condition, install new windows and entry doors, demolish portions of the existing 2nd floor rear structure, construct a rear addition at the 3rd floor, construct a new 4th floor addition, and partially excavate at the cellar for a new elevator pit.

Whereas:

A. The original condition was ground floor retail or manufacturing and a dwelling above and a third floor was added in the late 1800s and was later extensively altered; and

B. The intent of the facade renovation is to restore it to the original condition and to harmonize with a restored similar building to the north; and

- C. The original facade will be restored and, differing from the adjacent building, fitted with two over two double hung windows; and
- D. The garage entrance is to be widened to incorporate the entrance door to the north; and
- E. Care must be taken to ensure that the building distinguishes itself visually as a separate building from the adjacent one, with a different history of renovations; and
- F. The rear facade has a one-story addition of no historic merit and is to be demolished; and
- G. A full height extension with multi-pane windows that mimic the adjacent building's rear extension, extends into the garden; and
- H. The patio is to be resurfaced, retain the walkable skylights and the fencing is vertical cast black panels; and
- I. Though intact top floor facades are normally recommended to retain historic three punched window configuration, in this instance with a small house of three floors and the top floor hidden from almost any vantage point, a unified rear facade is merited; and
- J. There was testimony from Andrew Berman recommending a greater differentiation between the front facades of the two houses, now

Therefore, be it resolved that CB2, Manhattan recommends:

- A. **Approval** of the front facade provided that a greater distinction is made between the adjacent houses with a distinctive cornice above the ground floor and that the ground floor is painted in a different color; and
- B. Approval of the unified rear facade, the patio, and the barely visible penthouse.

Vote: Unanimous, 36 Board Members in favor.

6. *80 Horatio St – (Greenwich Village Historic District) – Application is to restore the front facade, remove the existing storefront, replace the existing floor joists, roof, and rebuild the rear facade, construct a rooftop addition, excavate the cellar and rear yard, to the rear lot line.

Whereas:

- A. The building, presumed to have been constructed as a tenement, is being converted from a storefront, altered over time, and apartments above to a single-family house; and

B. There are a number of challenges to converting the 25' wide house to a row house design with a low height ground floor entrance; and

C. The concrete sidewalk will be replaced with bluestone as would have been original and the tree pit is to be enlarged; and

D. The entry door and door enframement design, patterned on modified row houses whose entrance is to a low height basement that no longer has a stoop, is disturbingly small in comparison to the size of the facade and the lighting fixture is not of a historic design and the railings and areaway ironwork are too simple and utilitarian than is suitable to the house; and

E. The width and height of the house with the uniform small windows, including the parlor floor, give the facade an unsettling repetitious appearance; and

F. The rear facade is to be rebuilt with matching brick, have full-width, small-segment, multi-pane windows at the basement, parlor and second floors and punched double-hung windows on the upper two floors; and

G. The unrelieved full width window openings with small panes and no setbacks or horizontal elements such as a balcony at the parlor level or other structural expression give the three-story window wall an overwhelming appearance, and is objectionable; and

H. The missing rear cornice will be replaced with a design typical to the period; and

I. There is a 15' high bulkhead with stairs and elevator access to the roof which is moderately visible from a distance across an intersection and appears to be unnecessarily large for the purpose; and

J. The cellar is to be excavated 8'-0" in the full area below the house and the excavation continues at 11'-0" through the garden to the lot line, an unprecedented depth for garden excavation; and

H. The entire depth of the house on both sides, the adjacent garden, the rear lot line adjacent building, and auxiliary structure on one side are to be underpinned with a retaining wall adjacent to a neighboring garden and the applicant represented that all regulations are being followed to ensure the integrity of the property and adjoining properties; now

Therefore be it resolved that CB2, Manhattan recommends:

- A. Approval of converting the ground floor to a residential entry with windows, restoration of the upper floor providing that the low height doorway and small repetitive identical windows are modified to improve the overall appearance and to better enhance the width and height of the front façade with possible variations in window heights, and the addition of a cornice above the first floor; and
- B. Denial of the lighting fixture and the iron work and that they be in the style and design suitable to the period; and
- C. Approval of the bluestone sidewalk and the enlargement of the tree pit; and
- D. Approval of the masonry reconstruction of the rear facade, the upper floor punched windows and the cornice; and
- E. Denial of the rear façade windows at the basement, parlor, and second floor levels and that there be a clear separation between the parlor and second floor level, and other elements to break up the overwhelming three-story window appearance; and
- F. Approval of the bulkhead if it is reduced in bulk to the maximum extent possible including that the ceiling height is minimal according to code; and
- G. Approval of the patio provided that the excavation leaves a minimum 5'-0" buffer at the rear property line; and
- H. Approval for the excavation provided that diligent care is taken to ensure the integrity of the property and the adjacent properties, and that all applicable regulations are followed.

Vote: Passed, 35 Board Members in favor, 1 abstention (E. Smith).

LANDMARKS 2

1. *145 Grand St. (Soho-Cast Iron Historic District Extension) - Application is to remove the front exterior fire escape.

Whereas:

A. The building is to be legalized as residential loft on the three upper floors and the applicant represented that the addition of a sprinkler system will eliminate the requirement for a fire escape; and

B. The applicant stated that the sprinkler system is being installed to avoid the expense of maintenance of the non-historic fire escape; and

C. There was testimony from a member of the public objecting to the application and questioning the safety of the building due to an existing violation involving a gate; now

Therefore be it resolved that CB2, Man. recommends **approval** of the application provided that all Fire Department and DOB regulations are met and that the fire escapes are not removed until after the sprinkler system is certified and operational

Vote: Unanimous, 36 Board Members in favor.

2. *151 Grand St. (Soho-Cast Iron Historic District Extension) - Application for reinstatement of Certificate of Appropriateness 19-7619 for the construction of a rooftop and rear yard addition, installation of storefront infill, and a barrier-free access ramp. (CofA-19-7619 expired 8/22/2022)

Whereas:

A. Certificate of Appropriateness for the application was issued in 2019 and the certification expired before construction was completed; and

B. The applicant seeks reinstatement of the certification with no changes in the application; and

C. There is concern that the paint color as seen in the application will read as black, rather than the blackish green of the test sample; and

D. A member of the public spoke with concern about the grey brick being used in part of the rooftop addition; now

Therefore be it resolved that CB2, Man. recommends **approval** of the application provided that the Commission can confirm that the paint color approved will be a dark green and not read simply as black.

Vote: Unanimous, 36 Board Members in favor.

3. *277 Canal Street (SoHo Cast Iron Historic District) - Application is to create an accessible entrance to the NQRW Canal Street subway station and to restore and vertically enlarge the existing three-story commercial building.

Whereas:

A. A prior application for restoration of the existing building and a similar, though considerably shorter, vertical enlargement of the building was heard by the Committee and approved by the Commission in 2023; and

B. At that time, Manhattan CB2 recommended that this applicant consider incorporating ADA access within the subway entrance in the building and with this application ADA access is now included; and

C. The applicant represented that the current proposal's increase in height is permitted under the combination of the SoHo Rezoning along with a bonus allowed for a transportation improvement, and the applicant represented that the MTA has approved the proposed station improvements and determined that the standard for receiving this bonus has been met; and

D. The building was constructed as the historic Major Theatre in 1927, and has undergone a number of changes and alterations which have left the façade including the design of the windows in the upper stories in the original condition; and

E. The proposed work is to restore the three-story existing theatre facades, install new infill at the first floor, install reproductions of existing windows on the second and third floors, install signs in the cluttered, random style seen in a variety of small buildings elsewhere along Canal Street that are unsuited to this tidy building; and to construct a vertical enlargement with 15 stories and a penthouse with 159 apartments of which 31 are affordable;

F. The Subway entrance, essentially a reproduction of the existing entrance, will be moved one bay to the north to accommodate ADA access alterations within the building; and

G. The existing building will be restored with standard contemporary storefront infill at the ground floor, replication of the existing windows at the second and third floors and a random variety of signage intended to reflect the energy of the signage in simple retail buildings in other parts of Canal Street and unsuited to this rather formal facade; and

H. Extensive photographs were shown of buildings throughout the city with similar vertical enlargements and with subway entrances within the buildings; and

I. The addition reflects details, color, and materials of brick and terracotta of the existing building, in particular the tympanum form from the theatre entrance being repeated in elongated arches on the lower section of the tower section, accentuating the height, and a two-story upper top section that continues the arch repetition and lacks the importance of a crowning element of the tall building; and

J. The north lot line wall has blind arches, lacks, dimension or articulation, has no windows, and its height, extending well above nearby buildings, presents an unwelcome and domineering "backside" view toward SoHo; and

K. The tower, being markedly out of scale for the district and not carrying a style that relates it to Canal Street (East Tribeca) or to SoHo, requires measures to moderate the apparent height and give it a greater sense of relationship to both Canal Street and SoHo; and

L. There was oral and written testimony from the public mostly opposing the application for its height and for a style lacking sufficient connection with the historic district; and

Therefore be it resolved that CB2 Manhattan recommends:

A. **Approval** of the restoration of the ground floor provided that the proposal for signage be simplified in a way suitable to the building rather than mimicking the cluttered signage elsewhere on Canal Street; and

B. **Approval** of moving the subway entrance and of incorporating much needed ADA accessibility features into the station design; and

C. **Approval** of the street facades of the tower provided that the design reflects a closer relationship to the neighborhood character - especially to relieve the building's flatness and repetition with the suggestion of setbacks, depth of detailing, articulation, less rigid arches and other steps to mitigate the height as accentuated by the arches and to make the top floors a more distinctive "crown"; and

D. **Approval** of the north and east (lot line) walls provided that they present a less "back wall" appearance to SoHo with modification of the arches to give depth of detailing, and a generous number of windows.

Vote: Passed, 28 Board Members in favor, 3 against (C. Dignes, R. Sanz, E. Siegel), 5 abstentions (E. Olson, A. Pruchniki, D. Sandman, E. Smith, S. Smith).

SLA 1 LICENSING

1. Luxor Lounge Inc 118 MacDougal St 10012 (OP–Tavern) (Corporate Change)

i. **Whereas**, the Applicant and the Applicant's new partner appeared Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #1 to present a Corporate Change application to an existing on-premises liquor license (Lic ID #0370-23-134911) due to the existing president (Olga Rozinha) bringing on a partner (Anna Vyberg) with each having 50% ownership and shares of the corporation; the premises will continue to be operated with the same method of operation as a Lounge with Hookah; and

ii. **Whereas**, the premises is located on MacDougal Street between Bleecker and West 3rd Streets Block #540 / Lot #8) in the basement level of a mixed-use building, the building falling within NYC LPC's designated South Village Historic District, with a total occupancy of 74

people, there is one (1) bar with six (6) seats, 25 tables with 41 seats for a total seated patron occupancy of 47 persons; the Applicant submitted a health certificate for a non-tobacco hookah establishment (record #50085115, exp. 12/31/2026); and

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

1. Will be advertised and operated as a cocktail lounge with food available during all hours of operation.
2. The hours of operation will be 4 PM to 2 AM Sundays through Thursdays and 4 PM to 4 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
3. Will not operate as a Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
6. Will have no more than 4 televisions/monitors (not more than 2 per lounge room). TVs will operate in “closed-caption” mode without sound and there will be no projectors.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will not install or have French doors, operable windows or open 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
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 Corporate Change to the existing on-premises liquor license for **Luxor Lounge Inc 118 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.

Vote: Unanimous, 35 Board Members in favor.

2. Strand Book Store Inc 828 Broadway 10003 (WB–Catering Establishment) (*previously unlicensed*)

- i. **Whereas**, the Applicant’s event manager and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for a new Catering Establishment liquor license to serve wine and beer at book readings and other related events in the Rare Books room on the 3rd floor of the book store, the bookstore being located within an 11-story, landmarked commercial building (c. 1902) located on the northeast corner of East 12th Street and Broadway (Block #564/Lot #34; and
- ii. **Whereas**, the third floor premises is roughly 9,000 sq. ft., the Applicant will be able to provide food for and accommodate 50 persons, as is required for operating with a catering liquor license, the seating being flexible and determined by the event, there are three (3) entrances serving as patron ingress and egress and three (3) bathrooms, the third floor being reached by both elevators and stairways; and
- iii. **Whereas**, the agreed upon hours of operation will be Sundays through Saturdays from 10 AM to 10 PM (7 days a week); the area to be used for the private events is the Rare Books Room on the 3rd floor of the book store and the service of alcohol will be limited to beer and wine only, music will be quiet background only consisting of music from iPods/CDs/streaming services and there may be amplified microphones for book talks, there will be no dancing, DJs, live music, cover fees, velvet ropes or security; and
- iv. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being **42 active licensed premises** and an additional 4 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; the method of operation and hours being reasonable, the Applicant having operated the book store at this location for almost 70 years and has been holding events without any known complaints; and
- v. **Whereas**, the Applicant has executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the NYSLA and agreed would be incorporated into the “method of operation” of their liquor license and those stipulations are as follows:

1. Premises will be operated and advertised as an event space within the Strand Bookstore on the 3rd floor in the Rare Books room only with the ability to prepare and serve food to at least 50 persons.
2. Hours of operation will be from 10 AM to 10 PM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
3. The service of alcohol will be limited to beer and wine only.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
6. Will play recorded background music at conversational levels only and may use amplified microphones for book talks. No music will be audible in any adjacent residences at any time.
7. Will not have televisions.
8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
9. Will not install or have French doors, operable windows or open facades
10. Will not make changes to the existing façade.
11. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
12. Will not have dancing, live music, promoted events, any event where a cover fee is charged or any scheduled performances, velvet ropes or metal barricades or security personnel/doormen.
13. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
14. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a Wine and Beer Catering Establishment Liquor License in the name of **Strand Book Store Inc 828 Broadway 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 in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 35 Board Members in favor.

3. **Crosby Street Hotel LLC 79 Crosby St 10012** (OP–Hotel, Lic ID # 0343-23-121923) (Alteration)
- i. **Whereas**, the Applicant’s General Manager and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application for an Alteration to the existing Hotel liquor license to expand its existing restaurant located in the ground floor of the hotel into the sidewalk area located on the hotel’s private property on Crosby Street, the hotel being located on Crosby Street between Prince and Spring Streets (Block #496/Lot #1) in NYC’s designated Special SoHo-NoHo Mixed Use District; and
 - ii. **Whereas**, the expansion will add four (4) tables and eight (8) seats within the private property located to the north/left of the entry and in front of the hotel’s existing restaurant and will be demarcated with planters, there will be no seating on the public sidewalk, the hours of operation for the added seating on Crosby Street will be 8 AM to 8 PM nightly, all service and patron entry will be from within the hotel’s restaurant, there will be no entry to the seating from the public sidewalk and there will be no speakers or other amplification in any of the exterior seating areas; and
 - iii. **Whereas**, there will be no other changes to method of operation, the restaurant hours of operation will remain from 6 AM to 1 AM seven days a week in the interior and from 6 AM to 11 PM in the exterior courtyard with no Lafayette Street access past closing hours, the hotel hours are 24 hours a day; there will not be any sidewalk or roadbed seating; music will be background only in the interior premises with no music in the exterior spaces; and
 - iv. **Whereas**, the Applicant reached out to members of the Broadway Residents Coalition who spoke in favor of the application stating that the applicant has been a good neighbor since opening and who were appreciative of the outreach and the cooperative efforts to maintain and improve the quality of life for those who live, work and visit the unique SoHo neighborhood; and
 - v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M as part of the Alteration application which will be incorporated into the “method of operation” on the liquor license, with those stipulation as follows:
 - 1. Premises will be operated as a hotel with a full-service ground floor with the kitchen open and full menu items available until closing every night.
 - 2. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 3. The hours of operation on the interior restaurant will be from 6 AM to 1 AM Saturdays through Sundays (7 days a week) with the last order taken no later than 12 AM, from

6 AM to 11 PM in the exterior courtyard/patio Saturdays through Sundays and 24 hours/day for the hotel. All patrons will be cleared and no patrons will remain after stated closing time in the interior and exterior portions of the restaurant.

4. Will operate a backyard garden (courtyard) with no more than 40 seats which will have no music and will close by 11 PM, 7 days a week, with no Lafayette Street access past closing hours.
5. Will have seating consisting of 4 tables and 8 seats on the sidewalk/terrace located within the hotel's property line to the North of the entry on Crosby Street. The area will be demarcated with planters and all service and patron entry will occur from within the hotel. There will be no entry to the seating from the public sidewalk.
6. Will close the terrace seating at 8 PM nightly. No patrons will remain on the terrace/sidewalk after 8 PM.
7. There will be no speakers, exterior music or other amplification in any of the exterior seating areas.
8. Will not hold private events in the exterior space.
9. Will not have ropes or stanchions on any area of the public sidewalk that is not within the property line.
10. Will not have sidewalk or roadbed seating through the Dining Out NYC program.
11. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
12. Will not use the hotel rooftop for eating and drinking.
13. Will not have televisions.
14. Will not make changes to the existing façade except to change signage or awning.
15. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
16. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
17. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
18. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel.
19. Will appear before CB2, Manhattan 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 Hotel liquor license for **Crosby Street Hotel LLC 79 Crosby St 10012** unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the "method of operation" of the NYSLA liquor license.

Vote: Unanimous, 35 Board Members in favor.

4. **Chom Ram Ruai Forever LLC dba Saolea 140 W 4th St, basement 10012 (WBC–Restaurant)**
- i. **Whereas**, the Applicant and the Applicant’s representative appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for a Restaurant Wine license to operate a contemporary Thai restaurant in the basement of a six (6)-story mixed-use building (c. 1900) on the residential block of West 4th Street between 6th Avenue and Washington Square West (Block #543/Lot #47), the building falling within NYC LPC’s designated South Village Historic District; and
 - ii. **Whereas**, the premises proposed to be licensed is approximately 1,189 sq. ft.; there will be 12 tables with 30 seats and one (1) bar with no seats for a total seated patron occupancy of 30 persons and a Certificate of Occupancy from 1924 showing an occupancy of 25 persons; there is one (1) door which will serve as patron ingress and egress, one emergency 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 11:30 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 most recently been operated as a vegetarian / vegan restaurant since 2011 that was licensed for the service of beer and wine under Dragonfly Soul Inc dba Red Bamboo (Lic. ID #0240-22-101360) in approximately 2020; and
 - v. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being **94 active licensed premises** and an additional 3 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; the method of operation and hours being reasonable; and
 - vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and

incorporated into the “method of operation” of the new Restaurant Wine license, with those stipulations as follows:

1. Will be advertised and operated as full service contemporary Thai restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 11:30 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 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.

THEREFORE BE IT RESOLVED that CB2M recommends denial of the application for a new Restaurant Wine license for **Chom Ram Ruai Forever LLC dba Saolea 140 W 4th St, basement 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, 35 Board Members in favor.

5. **320 West Broadway Diner Corp dba Soho Diner 320 W Broadway 10013** (OP–Restaurant, Lic ID #0340-21-119814, exp 11/30/27) (Change in Method of Operation) (Alteration)
- i. **Whereas**, the Applicant’s General Manager and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application for an Alteration and Change in Method of Operation to the existing On-Premises Restaurant liquor license for the premises located on the ground floor in the northern portion of the SoHo Grand Hotel which also extends to an ancillary outdoor area to the north; the SoHo Grand Hotel is located on West Broadway between Canal and Grand Streets (Block #227 / Lot #28), the building falling within NYC’s designated Special SoHo-NoHo Mixed Use District; and
 - ii. **Whereas**, the Applicant appeared before CB2M in [July/2018](#) for their restaurant liquor license application at which time CB2M unanimously voted to recommend approval of the application after the Applicant had laid over the application and done more outreach with the community; the Alteration to the Applicant’s liquor license is to change the use of the exterior patio door from “emergency use only” to regular use with the Change in Method of Operation being to allow patrons and staff to enter and exit through the exterior patio for use of the proposed sidewalk café, the Applicant having recently applied to use the sidewalk café through NYC DOT’s Dining Out NYC program but as that seating has not yet been approved it is not part of the instant application; and
 - iii. **Whereas**, there will be no other changes to method of operation, the premises will continue to operate a 24-hour diner 7 days a week, serving a full diner menu at all times; the hours of alcohol service on the interior will be limited and will end by 12 AM Sundays to Wednesdays and by 2 AM Thursdays to Saturdays; the hours of operation and alcohol service for the adjacent and ancillary outdoor area will be from 11AM to 10PM Sundays to Thursdays and 11AM to 11PM Fridays and Saturdays and; all employee activity in the outdoor area will stop no later than 1/2 hour after outdoor closing, all exterior lighting will be turned off at closing making the exterior space dark, the outdoor area will be seasonal only and there will be no exterior heaters or heating systems installed or used in the outdoor area, and there will also be no speakers installed or music played outside; any future sidewalk seating will follow all rules and regulations of the Dining Out NYC program with all service ending at 10 PM Sundays to Thursdays and 11 PM Fridays and Saturdays; all doors will be closed at 10PM, there are no operable windows, interior music will be permitted but it will be quiet background only consisting of music from ipod/CDs/streaming services and jukebox, there will be no DJ, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

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

1. Premises will be advertised and operated as a full-service restaurant, specifically a classic New York 24-hour diner serving comfort food to the neighborhood with the kitchen open and full menu items available during all hours of operation.
2. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
3. The entire premises will be operated under one trade name (D/B/A) only.
4. The premises will operate as a 24-hour diner, 7 days a week serving a full diner menu at all times. There is an ancillary adjacent outdoor seating area that will operate at reduced hours. The hours of alcohol service on the interior will be from 8AM to 12AM Sunday to Wednesday and from 8AM to 2AM Thursday to Saturday. The hours of operation and alcohol service for the adjacent outdoor terrace area will be from 11AM to 10PM Sunday to Thursday and 11AM to 11PM Friday and Saturday. All patrons will be cleared and no patrons will remain after stated closing times for the outdoor area and all employee activity in the outdoor area will stop no later than 1/2 hour after outdoor closing.
5. There is no sidewalk café included with this application. Any future sidewalk café will close at 10PM Sunday to Thursday and 11PM Friday and Saturday.
6. There will be no host stands or bussing stations on the sidewalk. There may be a host stand within adjacent exterior seating area.
7. All entry and exit into the interior portion of the restaurant will occur only from the main entrance to the restaurant as indicated on provided plans
8. The premises will have not have televisions or projectors.
9. The premises will play quiet ambient-recorded background music only or music at same levels from Jukebox. No music will be audible in any adjacent residences at anytime. There will be absolutely no music or speakers in the outdoor portion of the premises including any future sidewalk café areas.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing street facing façade except to change signage or awning or affix a menu to the building for customer viewing, or add other elements of decor, which do not change the character of the building (if permitted by law).
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 & drink specials. Will not have “boozy brunches.”
14. The premises will not have dancing, DJ's, live music, promoted events, cover charges, scheduled performances, velvet ropes or metal barricades.

15. Doorman/Security will be utilized as needed. The area in front of the premises will be actively monitored 24 hours a day and, if necessary, a staff member or security will be dedicated to manage patrons outside the premises between 9PM and 7AM.
16. There will be no heaters utilized in the outdoor area.
17. The adjacent dog park area is completely separate from the outdoor seating area
18. There will be no standup outdoor bar. There will be an outdoor service bar only. In the outside seating area, there will be absolutely no alcohol service to any standing or waiting patrons. There may be a small area for a few patrons to wait outside to be seated in the outdoor terrace area as presented to CB2 and as presented in the amended seating plan, but that area is for waiting only and not for the service of alcohol.
19. There will be no more than 46 seats in the outdoor dining area. There will be no more than 78 table seats in the interior dining area, seven food counter stools and one interior standup bar with 4 seats.
20. Will appear before CB2, Manhattan 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 Hotel liquor license for **320 West Broadway Diner Corp dba Soho Diner 320 W Broadway 10013** unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous, 35 Board Members in favor.

6. JBeatery LLC 51 W 8th St 10011 (WBC–Restaurant) (*previously unlicensed*)

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for a Restaurant Wine license to operate a modern bistro restaurant with Thai influences in the ground floor of a five (5)-story mixed-use building (c. 1877) on West 8th Street between 6th and 5th Avenues (Block #572/Lot #69), the building falling within NYC LPC’s designated Greenwich Village Historic District and NYC’s Special Limited Commercial District; and
- ii. **Whereas**, the premises proposed to be licensed is approximately 1,300 sq. ft.; there will be eight (8) tables with 16 seats and one (1) bar with two (2) seats for a total seated patron occupancy of 18 persons; 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 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 leather and crafts retail store (Mountainside Crafts) from at least 2011 to early 2026; and
- v. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being **54 active licensed premises** and an additional 5 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; the 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 full-service restaurant offering a modern bistro menu with Asian influence 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 install adequate soundproofing for the premises proposed to be licensed to ensure the residents of the building are not disturbed by the restaurant activities in this previously unlicensed location.
 - 7. Will not have televisions.
 - 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 - 9. Will ensure doorway in the rear of the premises is an alarmed door to prevent patron and employee access aside from in case of emergency.

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 coordinate trash pickup with other existing businesses on the block.
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 Restaurant Wine license for **JBeatery LLC 51 W 8th St 10011** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous, 35 Board Members in favor.

7. **World is a Quiche LLC dba Hags 334 Bowery 10012** (OP–Restaurant) (Removal, Relocation, Class Change)
 - 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 new full-service American restaurant with a strong emphasis on fostering community partnerships in the ground floor of an eight (8)-story mixed-use building (c. 1909) on Bowery between Bond and Great Jones Streets (Block #530 / Lot #38), the building falling within NYC LPC’s NoHo Historic District Extension; and
 - ii. **Whereas**, the ground floor premises is approximately 2,200 sq. ft. with 1,500 sq. ft. on the ground floor connected by an interior stairway to 700 sq. ft. in the basement, the basement being for storage purposes only and not for patron use; there will be 16 tables and 48 seats and one (1) bar with 16 seats for a total seated occupancy of 64 persons; there is one (1) entrance serving as both patron ingress and egress, one (1) emergency egress and two (2) patron bathrooms; there are existing operable doors which open out to the sidewalk; and

- iii. **Whereas**, the proposed hours of operation will be 11 AM to 12 AM Sundays through Thursdays and 11 AM to 1 AM Fridays and Saturdays; music will be recorded background music only from iPods/CDs/streaming services; there will be no TVs, no DJ's or live music, no promoted events or scheduled performance, no cover fees and no security personnel/doormen; there is no sidewalk or roadbed seating included with this application and any future outdoor seating will end by 11 PM every night, those hours being consistent with pre-Covid sidewalk seating at the location; and
- iv. **Whereas**, the premises to be licensed has most recently been licensed with an On-Premises liquor license from approximately 2022 to 2026 as XEO Cantina dba Casa Bond (Lic ID # 0340-23-128478) and prior to that was licensed under Gino Sorbillo Bowery (Lic ID #0340-23-128478) from approximately 2018 to 2022; the Applicant relocating from their location at 163 1st Avenue (licensed with a restaurant wine license, Lic ID # 0240-22-101187) where they have been operating since 2022 and have been well-received, to this location on Bowery, the instant application including a class change from restaurant wine to full liquor, the Applicants planning to expand their food menu due to the potential for a larger kitchen at the new 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 new On-Premises Restaurant liquor license, with those stipulations as follows:
 - 1. Will be advertised and operated as a full-service American restaurant with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 11 AM to 12 AM Sundays through Thursdays and 11 AM to 1 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 - 3. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
 - 4. Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 11 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
 - 5. Will 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 three (3) private parties per month.
 - 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 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.
 12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 15. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
 16. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
 17. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this location, there being **63 active licensed premises** and 6 pending licenses within 750 ft. of the premises proposed to be licensed according to LAMP, the Applicant agreeing to reduce their hours to close at 12 AM Sundays through Thursdays from their original 1 AM requested closing time, 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 **World is a Quiche LLC dba Hags 334 Bowery 10012** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 35 Board Members in favor.

- 8. 181 Thompson Restaurant LLC & Major Management TCZ LLC as Mgr dba Carbone 181 Thompson St 10012 (OP–Restaurant, Lic ID #0340-23-136676) (Alteration)**
- i. Whereas,** the Applicant’s Chief Operating Officer / Chief Development Officer appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application for an Alteration to the existing On-Premises Restaurant liquor license to add the next door, previously unlicensed, retail storefront to their licensed premises for use as a private dining room; and
 - ii. Whereas,** the storefront proposed to be added to the existing liquor license is separated from the restaurant by a residential entryway with no interior access on either the ground floor or cellar between the currently licensed premises and the premises proposed to be added; the addition of the next door storefront will add five (5) tables and 12 seats and one (1) bar with two (2) seats to the currently licensed premises for a licensed premises consisting of 16 tables with 58 seats and two (2) bars with 13 seats for a total seated occupancy of 69 persons; there is one (1) patron bathroom located in the proposed added storefront premises and two (2) patron bathrooms in the existing separate restaurant premises; and
 - iii. Whereas,** there will be no changes to the method of operation of the already-licensed restaurant space which CB2M unanimously recommended be approved in [December/2011](#), the private dining storefront proposed to be added to the licensed will have hours of operation from 11:30 AM to 11:30 PM, there will be not more than one (1) private event per evening and the added space will ONLY be used for private dining and not as additional restaurant space, there will be no private events that utilize both the currently licensed premises at 181 Thompson Street(south storefront) and this next door store front at 181 Thompson Street; music will be background only from iPods/CDs/streaming services, the 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
 - iv. Whereas,** the only means of servicing the proposed added private dining room from the existing kitchen facilities is through an unenclosed alleyway between 181 and 183 Thompson Street, with both buildings having many residential windows from the six and seven story buildings overlooking the alleyway that has never previously been used for commercial purposes, a new stairwell in the alley having been installed to access the space to be added, the instant application not openly stating that the only means of servicing the added private dining room was solely through the exterior alleyway, concerns were raised regarding the impact of noise to the many surrounding residents who have windows overlooking the alleyway from the 6- and 7-story buildings overlooking the space and were unaware that the application included use of the alleyway, the Applicant stating they are unable to “enclose” the alleyway, either in a temporary manner or permanent manner other than by the use of a sail cloth that has no sides on it or any sound dampening characteristics or the ability to protect

workers from the elements when using the alleyway, the access being from the cellar of the already-licensed restaurant into the alleyway and then going up a flight of newly installed metal stairs leading to a newly installed doorway into the rear of the private dining room, there previously being no doorway at the rear of the premises which operated as a dry cleaners serving the area residents prior to the instant application, there being newly installed lighting at the exterior of the newly installed doorway, there were strong concerns regarding the negative quality of life impact to the many residents surrounding this alleyway, with this alleyway being the only means for waitstaff to service the private dining room with all food, utensils, plates, waitstaff and carts carrying the afore-mentioned items having to go from the currently-licensed prep kitchen in the basement through the northern alleyway and up the stairs to the premises proposed to be licensed; and

- v. **Whereas**, there were also concerns about additional traffic congestion being added due to the addition of the private dining storefront premises, the block being residential with parking on both sides of the street and one traffic lane, the existing restaurant being one of the most recognizable Italian restaurants in New York City with many guests arriving in for-hire vehicles routinely impacting traffic on the block, the addition of a private dining room at this high profile restaurant will most likely add more for-hire vehicles all coming and going at the same time to service the private dining room which, while relatively small, means possibly the addition of 6 or more private vehicles dropping off and picking up patrons in a very short compact time window every night, adding an additional noise burden to this residential block with any stopping vehicle blocking the traffic on the street; and
- vi. **Whereas**, the Applicant agreed to a number of stipulations, including placing mats outside the exterior doorways, throughout the alleyway and on the stairs, not using the alleyway for staff breaks, limiting conversations and activity in the alleyway to “essential only” between the hours of 10 PM and 10 AM daily, but was unable to provide a plan illustrating how the area would be covered with a more substantial, sound-absorbent material other than a sail cloth that was open on the sides and did not fully enclose the top in order to protect workers from the elements and to mitigate sound impacts; there were additional concerns raised about food safety, the Applicant stating they believed that as long as the food was covered with a cloche that it complied with all regulations; and
- vii. **Whereas**, there being no plans provided to insulate the alleyway in any substantial way to prevent the many surrounding residents from being impacted by the necessary back of house activities of the restaurant to service the private dining room, the only way to service the private dining room, aside from patron entry, is from the alleyway, there being no prep kitchen or other back of house area in the private dining room proposed to be licensed meaning all food needs to be brought in and cleared from the premises on an on-going basis during any private function, where ordinarily staff would just go from one room to another adjoining room; the surrounding residents will hear the staff, clattering of dishes, utensils, carts on an

on-going basis during the course of nightly use, and it can be assumed that the private dining room will be used on a routine basis as the existing restaurant is booked to capacity in advance and often frequented by celebrities; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the alteration application for **181 Thompson Restaurant LLC & Major Management TCZ LLC as Mgr dba Carbone 181 Thompson St 10012** as presented, 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 SLA; and

THEREFORE, BE IT FURTHER RESOLVED, that if despite CB2, Manhattan's objections to this Application, should the NYSLA not find good cause to deny this Application, CB2 Man. recommends in the alternative that the following additional stipulations in regards to the added private dining storefront premises be added into the existing stipulations, (inclusive of the detailed "Alleyway Noise Mitigation Plan" submitted to CB2M following the SLA Committee meeting) of the On-Premises Restaurant liquor license for **181 Thompson Restaurant LLC & Major Management TCZ LLC as Mgr dba Carbone 181 Thompson St 10012**:

1. The hours of operation for the private dining storefront will be 11:30 AM to 10 PM Sundays through Saturdays. No patrons will remain after stated closing time.
2. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating
3. Will play recorded background music at conversational levels only.
4. Will not have televisions.
5. Will install commercial-grade automatic door closers on both alleyway-facing doors to ensure doors close gently and quietly on their own including cushioning seals, that the doors cannot be propped open and that the final latching motion is specially dampened.
6. High quality sound dampening rubber mats will be placed at both doorways, down the alleyway and on the metal staircase.
7. No staff phone calls, staff breaks or staff smoking is permitted in the alleyway.
8. Staff will not be permitted to have music, audio or video playback through personal devices in the alleyway.
9. Staff conversation will be kept to a quiet indoor voice level at all times and no conversing between the quiet hours of 10 PM to 10 AM.
10. Between the hours of 10 PM and 10 AM staff activity is limited to essential operations only.
11. There will be in place at all times sufficient temporary cover structure over the alleyway and sides to ensure that it is fully sound absorbent to protect surrounding residents from

noise who overlook the alleyway from the negative quality of life impacts of the restaurant's back of house operations.

12. If there are sustained complaints regarding noise for the alleyway use, the licensee will work with those impacted residents to mitigate those sound impacts.

Vote: Unanimous, 35 Board Members in favor.

9. 470 Broome Cafe LLC dba Francesco 55-1/2 Greene St aka 470 Broome St 10013 (New WBC–Restaurant) (*previously unlicensed*)

- i. **Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for a Restaurant Wine license to operate a bakery and all day bistro in a previously unlicensed location on the ground floor of five (5)-story, mixed-use building (ca. 1867, altered 2003, 2006) on Broome Street between Greene and Wooster Streets (Block #486/Lot #7502), the building falling within NYC LPC's designated SoHo-Cast Iron Historic District and NYC's Special SoHo-NoHo Mixed Use District; and
- ii. **Whereas**, the ground floor premises is approximately 1,600 sq. ft. with 1,200 sq. ft. on the ground floor connected via an interior staircase to a 400 sq. ft. basement (there is no patron use of the basement); there are 10 tables and 20 seats and one (1) counter with six (6) seats for a total interior seated patron occupancy of 26 persons; the premises has one (1) door which will serve as patron ingress and egress, and one (1) bathroom; the store front infill being fixed without operable doors or windows that open out to the sidewalk; and
- iii. **Whereas**, the hours of operation will be from 8 AM to 10 PM Sundays through Saturdays (7 days a week); music will be quiet background only and there will be no TVs, there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers, no security or doormen; and
- iv. **Whereas**, the Applicant originally appeared before CB2M for a tavern wine license at this location in [April/2025](#), at which time, despite significant local community opposition to the application, CB2M unanimously recommended approval of the application provided the executed stipulation agreement was incorporated into their liquor license, the application being for the service of beer and wine only and therefore not subject to the public interest standard of the 500 Foot Rule; and
- v. **Whereas**, when the Applicant appeared in April/2025, it was after originally notifying CB2M of their intent to file for an on-premises full liquor license in March/2025, the Applicant's Attorney stating in April/2025 that they had reduced the closing hours to 10 PM and were applying for beer and wine only as a change to their original application in an effort to address

the residents' concerns, *the Applicant stating he did not need or want a full liquor license and agreeing and signing a stipulation agreement with CB2, Man. that he would not apply for a full liquor license in the future* (emphasis added), additionally stipulating that should he apply for outdoor seating which is now allowed in this district through the Dining Out NYC program, it would end by 9 PM, as it had done under the prior operation which operated the outdoors under the pandemic outdoor dining program; and

- vi. **Whereas**, the Applicant having received a temporary permit on July 22, 2025 which was renewed once (Lic ID #0524-25-17415, exp. 3/27/2026), the NYSLA having received a complaint via email that the Applicant was selling mixed drinks that included liquor, the NYSLA sent an investigator who noted signage advertising Aperol spritz which the investigator was able to order, the investigator also noted bottles of Campari in addition to Aperol used for cocktails were behind the counter in plain site; the Applicant's Attorney stating the Applicant bought the products from a wholesaler that was aware of his class of liquor license and should not have sold him the product, this being the first liquor license held by the Applicant who was under the belief that Aperol and Campari were able to be served with a beer and wine liquor license in New York State; the Applicant receiving a letter dated 1/30/2026 from the NYSLA informing him that his liquor license application had been denied based on the fitness and character of the Applicant; the Applicant stating they immediately stopped serving alcohol after receiving the letter; the committee being fully aware of the violation and subsequent disapproval of the original beer and wine application; and
- vii. **Whereas**, the Applicant re-submitted the application this month to CB2M as a Restaurant Wine application after having added kitchen space, the Applicant and the Applicant's attorney both appearing before CB2M's SLA Licensing Committee, distributing a copy of the instant application which included the executed stipulation agreement from April/2025, the Attorney stating that the Applicant was willing to agree to all the stipulations as agreed to in April/2025, one of those stipulations being that the Applicant would not apply for a Class Change in the future, the Applicant being directly asked if they were willing to agree to that stipulation, the Applicant not asking for that stipulation to be removed, instead answering that the instant application was for beer and wine only; and
- viii. **Whereas**, residents and workers from the immediate neighborhood came to speak both in favor and opposition to the instant application with those in favor frequenting the establishment often and describing a sense of community, good food, coffee and baked goods, and those in opposition citing the Applicant's lack of fitness and character to hold a liquor license, there being a pattern of deception as described in the April/2025 resolution and continuing to the present, noting the Applicant's statements that they were unaware Aperol was not permitted under a beer/wine license and that they were not serving Campari, this despite the NYSLA's investigator saying he had seen bottles of Campari behind the counter and the Applicant having previously advertised it for sale; and

- ix. **Whereas**, the Applicant stating they had stopped the service of beer, wine and any other alcohol after receiving the notice from NYSLA in January/2026, this license being for the service of beer and wine only and therefore not subject to the public interest standard of the 500 Foot Rule; the hours and method of operation being quite reasonable with a number of local residents and workers appearing to speak in favor of the application, there being no known complaints to CB2M's SLA Licensing Committee about the operations at the premises since shortly after the Applicant last appeared before CB2M other than an email just prior to the Applicant's appearance for the instant application this month citing issues with sidewalk and roadway congestion and music outside due to a SAPO event for another establishment on this part of Greene Street which residents said the Applicant was involved with for the service of coffee, the Applicant was not listed on the SAPO permit; the Applicant having lost the service of alcohol for the past six months and having agreed at the at this month's CB2M's SLA Licensing Committee meeting to abide by the same stipulations that had been agreed to and executed in April/2025 and which was unanimously recommended for approval by CB2M at the time; and
- x. **Whereas**, the Applicant was presented with the same stipulation agreement as was executed in April/2025 but at the last minute decided they could not agree to the stipulation that they would not upgrade to a an on-premises full liquor license in the future, a stipulation that was agreed to in April/2025 as part of a compromise due to significant community opposition to the application in order to garner the support of CB2M, the Applicant not asking as part of the instant application to remove that stipulation; when hearing that the Applicant would not sign the previously agreed-to stipulation agreement, the Applicant was offered the opportunity to return to CB2M to see if there could be a compromise reached on this stipulation but the Applicant has already filed their liquor license application with the NYSLA and the Applicant did not want to return to CB2M; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the new Restaurant Wine application for **470 Broome Cafe LLC dba Francesco 55-1/2 Greene St aka 470 Broome St 10013** as presented, 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 SLA; and

THEREFORE, BE IT FURTHER RESOLVED, that if despite CB2, Manhattan's objections to this Application, should the NYSLA not find good cause to deny this Application, CB2 Man. recommends in the alternative that the following additional stipulations be imposed on any future Restaurant Wine license for **470 Broome Cafe LLC dba Francesco 55-1/2 Greene St aka 470 Broome St 10013**:

1. Premises will be advertised and operated as a morning bakery and all day café with food available until closing every night.
2. The hours of operation will be 8 AM to 10 PM Sundays through Saturdays. No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not upgrade to an on-premises full liquor license in the future.
5. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating included with this application.
6. Any future outdoor seating will follow all rules and regulations of the Dining Out NYC program and will close not later than 9 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
7. Will play recorded background music at conversational levels only, inclusive of any parties or private events. No music will be audible in any adjacent residences at any time.
8. Will have not more than 6 private parties per year.
9. Will not have televisions.
10. Will close all doors and windows at all times, allowing only for patron ingress and egress.
11. Will not have patron occupancy/service to any portion of the basement of licensed premises.
12. Will not install or have French doors, operable windows or open facades.
13. Will not make changes to the existing façade except to change signage or awning.
14. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
16. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades or security personnel or doormen.
17. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
18. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.

Vote: Unanimous, 35 Board Members in favor.

10. Le Petit Nissa Corp, dba Le Petit Nissa 373 Broome St 10013 (OP–Restaurant) *(previously unlicensed)*

- i. Whereas,** the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant liquor license to operate a restaurant inspired by the spirit of the French Riviera serving elevated small plates, curated wine list highlighting Provence and the South of France alongside classic aperitifs in the ground floor of a six (6)-story mixed-use building (c. 1900) on Broome Street at the southwest corner of Broome and Mott Streets (Block #4715 / Lot #43), the building falling within NYC’s Special Little Italy District; and
- ii. Whereas,** the ground floor premises is approximately 1,295 sq. ft. with 750 sq. ft. on the ground floor and 545 sq. ft. in the basement, the basement being accessed via a sidewalk hatch with no patron use; there will be 10 tables and 17 seats and one (1) bar with 14 seats for a total seated occupancy of 31 persons and a legal occupancy of 55 persons; there is one (1) entrance serving as both patron ingress and egress and one (1) (patron bathroom; there are existing operable windows on the West side of the entry; and
- iii. Whereas,** the Applicant’s hours of operation will be 11 AM to 12 AM Sundays through Thursdays and 11 AM to 1 AM Fridays and Saturdays; music will be recorded background music only from iPods/CDs/streaming services; 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 may be sidewalk seating in the future, the Applicant being told by the landlord that the platform in front of the premises proposed to be licensed is within the property line when it is clearly not within the property line, the Applicant agreeing that any future sidewalk seating will be applied for through the Dining Out NYC program and service will end no later than 9 PM every night; and
- iv. Whereas,** the premises to be licensed has never previously been licensed for the service of alcohol and had operated since June/2016 under the name Cha Cha Matcha which closed in early 2020, the premises has been vacant since that time; and
- v. Whereas,** the Applicant’s application initially called for closing hours of 1 AM Sundays through Wednesdays and 2 AM Thursdays through Fridays along with the addition of installing operable French doors on the Eastern side of the storefront in addition to the existing operable large windows on the Western side of the storefront, adding proposed sidewalk seating consisting of 12 seats which would close at 12 AM nightly, the diagram presented having a large oval bar in the center of the room with the number of seats at the bar almost the same as the seats at tables, a member of the public and past CB2 board member who lives across the street spoke in opposition to the application stating that the area is very saturated

with liquor licenses, the proposed hours of operation being too late, the addition of the sidewalk seating combined with the proposed late hours for sidewalk seating and the addition of operable French doors where the façade is currently fixed creating serious negative quality of life impacts for the residents in the area at this previously unlicensed location, many of the buildings are over 100 years old with many rent stabilized tenants, elderly tenants and a large Asian community that may have been unaware of the instant application and tend to keep to themselves; there is a bakery and café about to open across the street providing so the addition of another café at the location is not needed, the addition of another late night “restaurant” serving elevated small bites into the early morning hours combined with an open façade and sidewalk seating would not be in the public interest and would create significant negative quality of life impacts for the surrounding residents in an area already heavily saturated with liquor licenses; the last time there had been a liquor license application for the storefront premises proposed to be licensed was in [March/2016](#) which CB2M unanimously recommended be approved, that application being for the service of beer and wine only with closing hours of 9 PM every night, no sidewalk café and no upgrade in the future to a full liquor license, that application apparently never having moved forward at the NYSLA but is an example of what CB2M thought reasonable for the neighborhood at the time, it being reasonable to assume that there were fewer liquor license in the area in 2016 than there are currently; and

- vi. **Whereas**, the Applicant’s stating that they are going to operate as a full-service restaurant inspired by the spirit of the French Riviera, that the operable French doors, combined with the existing operable windows will help to create that atmosphere but will somehow not create a negative impact to the surrounding residents, one of the Principals of the instant application having been an owner and manager at French Avenue B Inc dba Pardon my French on Avenue B, that licensed premises having received over 30 noise complaints in a five year period, the establishment being known for their “bottomless” brunches; and
- vii. **Whereas**, after hearing feedback from the public regarding the instant application, and in order to meet the public interest of the 500 Foot Rule, the Applicant agreed to closing hours of 12 AM Sundays to Thursdays 1 AM Fridays and Saturdays, that all doors and windows would be closed at 9 PM nightly or anytime there was music playing, that any future sidewalk seating, should it be permitted through the Dining Out NYC program would close at 9 PM nightly and that the Applicant would not install operable French doors on the East side of the entry, that façade would remain fixed; and
- viii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new On-Premises Restaurant liquor license, with those stipulations as follows:

1. Will be advertised and operated as a full-service restaurant inspired by the spirit of the French Riviera serving elevated small plates, curated wine list highlighting Provence and the South of France alongside classic aperitifs with the kitchen open and full menu items available until closing every night.
2. 11 AM to 12 AM Sundays through Thursdays and 11 AM to 1 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. 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.
6. Any future outdoor seating will be applied for through the Dining Out NYC Program will follow all rules and regulations of Program and will close not later than 9 PM every day. No patrons will remain after stated closing hour. No exterior music, speakers or TVs.
7. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
8. Will not have televisions.
9. Will close all doors and windows at 9 PM every night, or anytime there is music playing, allowing only for patron ingress and egress.
10. Will not have patron occupancy/service to any portion of the basement of licensed premises.
11. Will not install French doors, operable windows or open facades on the East side of the entry. Existing operable windows on the West side may remain as operable windows and will not be changed to operable doors.
12. Will not make changes to the existing façade except to change signage or awning or to replace existing glass and will comply with all NYC Landmark Preservation Commission regulations.
13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
16. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
17. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.

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

- ix. Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this location, there being **101 active licensed premises** and 10 pending licenses within 750 ft. of the premises proposed to be licensed according to LAMP, the agreed upon hours and stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a new On-Premises Restaurant liquor license for **Le Petit Nissa Corp, dba Le Petit Nissa 373 Broome St 10013** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 35 Board Members in favor.

11. GF 240 Mulberry LLC 240 Mulberry St, Store North 10012 (OP–Bar/Tavern) (Class Change)

- i. Whereas**, the Applicant and Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Committee #1 to present an application to the NYS Liquor Authority for a new On-Premises Tavern liquor license (upgrade from tavern wine license) to continue to operate an all-day café with coffee, food and pastries in the ground floor of a six (6)-story mixed-use, tenement style building (ca. 1901) on Mulberry Street between Prince and Spring Streets (Block #494/Lot #9) located in NYC’s Special Little Italy District; and
- ii. Whereas**, the ground floor premises is approximately 750 sq. ft. and will have approximately eight (8) tables with 20 seats and one bar with four (4) seats for a total interior seated occupancy of 24 persons; the premises has one (1) door which will serve as patron ingress and egress, one (1) emergency exit and one (1) bathroom; the instant application also includes seating the rear yard consisting of six (6) tables and 26 seats; and
- iii. Whereas**, prior to the Applicant receiving their Tavern Wine license in late 2025/early 2026 the premises was a previously unlicensed location and was most recently operated as a clothing store; the Applicant had been sub-leasing the space to the clothing store and also leases, and is the principal of, the licensed premises in the cellar (The Bar on Mulberry, Lic ID #0370-24-134045); and

- iv. **Whereas**, the Applicant's hours of operation are Sundays through Saturdays (7 days a week) from 8 AM to 12 PM, music will remain at background levels only from iPods/CDs/streaming services; there will be no TVs, no DJ's, no promoted events, no live music or scheduled performances, and no cover fees; and
- v. **Whereas**, when the Applicant originally appeared before CB2M in [July/2025](#) for a Tavern Wine license, the application also included 20 seats in the rear yard, the Applicant unable to provide a Certificate of Occupancy or Letter of No Objection showing the use of the rear yard for an eating and drinking establishment, the Applicant agreeing to remove the rear yard from the instant application until such time as they could provide permits from the NYC Department of Buildings for the rear yard allowing use as an eating and drinking establishment and agreeing that any future seating in the rear yard, should it be permitted, would close not later than 10 PM and service would be to seated patrons only; the instant application once again including rear yard seating consisting of six (6) tables and 26 seats, the Applicant still not supplying a Certificate of Occupancy or Letter of No Objection showing the use of the rear yard for an eating and drinking establishment is permitted, instead the Applicant providing an architect's letter saying the use is permitted by zoning but not stating that this particular rear yard has the proper life safety egress requirements for use as an eating and drinking establishment; the applicant having already begun using the exterior space as part of the tavern wine license without the agreed upon and stipulated authorizations in place; and
- vi. **Whereas**, four residents of the community came to speak in opposition to the application with many more writing letters in opposition, the Applicant having laid over the application last month prior to appearing in order to deal with complaints from another immediately impacted neighbor, the residents citing multiple instances of hearing music and loud thumping bass into the late hours from the Applicant's cocktail lounge operating in the basement space of the building, also citing congestion on the sidewalk from patrons waiting to enter the basement establishment, concerns regarding noise from the use of the rear yard which both residents and the Applicant acknowledge has been being used for eating and drinking in derogation of their executed stipulation agreement with CB2M which expressly states the rear yard would not be used without receiving either a Letter of No Objection or Certificate of Occupancy stating that the use as an eating and drinking establishment is permitted; and
- vii. **Whereas**, the Applicant has a history of continuously seeking to expand the operations of their licensed premises at this address, which also expands the impacts to the surrounding residential community, the Applicant's history at this address being as follows:
 - [December/2021](#), the Applicant originally appeared before CB2M for an On-Premises liquor license to operate a cocktail lounge in the basement of this building and received that liquor license in February/2023

- [October/2024](#), the Applicant returned to CB2M to increase the hours of operation in the basement to 4 AM nightly, hours which they had reduced to 2 AM in December/2021 in order to meet the public interest standard of the On-Premises liquor license, CB2M unanimously recommending approval of an increase in hours to 3 AM Thursdays to Saturdays, with music remaining at background levels at all times and not audible in any adjacent residences
 - July/2025, the Applicant appeared to license the previously unlicensed 1st floor storefront (the location of the instant application) for beer and wine only to operate a low-key daytime café and evening wine bar, receiving the tavern wine license at the end of 2025 / early 2026
 - June/2026, approximately six months after receiving their tavern wine license for the 1st floor café, they are returning to upgrade the license to full liquor and to increase the number of seats in the rear yard without showing any permits that allow for eating and drinking in the rear yard; and
- viii. **Whereas**, a June 3, 2026 article in [NY Post's Page Six](#) describes Café Mulberry as a cozy French restaurant that's emerged as an exclusive escape for high-profile figures, saying that the owners originally envisioned it as a daytime café but customer demand has created an appetite for a full dinner service with a secret garden where they wanted it to feel "like you're in the South of France", the article continues to describe the subterranean cocktail lounge with a disco ball dance floor and DJ booth in derogation of the executed stipulation agreement for the basement with stipulations including no dancing and background level music including when there is a DJ curating music; and
- ix. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this location, there being **76 active licensed premises** and 9 pending licenses within 750 ft. of the premises proposed to be licensed according to LAMP, this block already having a high number of licensed premises and eating and drinking establishments and the Applicant showing an inability to abide by their currently executed stipulation agreements at both the location of the instant application and the basement lounge at the same address with many residents complaining of hearing loud music into the early morning hours, the sidewalk being blocked by the Applicants patrons, the Applicant extending the licensed premises of the instant application to include the rear yard without having the proper permits, with the many complaints from local residents regarding the current operations at the premises it is not clear why it would be in the public interest to grant a full liquor license to the café, the full liquor creating more of a bar scene for the owners high-profile clientele on a block that is already very saturated with lots of late night bar activity, the initial application for the café being described as an alternative to the other activity on the block by bringing more daytime activity and offering a subdued night time atmosphere where one can grab a small bite and quiet glass of wine; permitting a celebrity-driven "café" with a full liquor license that includes an outdoor

patio surrounded by old tenement-style mixed-use buildings with many residential units that overlook the rear yard and impacted by the noise, with residents already making complaints about the Applicants inability to control their current method of operations at this address so that they do not negatively impact their neighbors; and

THEREFORE BE IT RESOLVED that CB2M recommends denial of the application for a On-Premises Tavern liquor license for **GF 240 Mulberry LLC 240 Mulberry St, Store North 10012**; and

THEREFORE BE IT FURTHER RESOLVED that CB2M respectfully requests that this item be calendared to appear before the Full Board of the NYSLA for determination.

Vote: Unanimous, 36 Board Members in favor.

12. Four Vinnies LLC dba Vincent's 119 Mott St 10013 (OP–Restaurant) (Transfer)

- i. **Whereas**, the Applicant and Applicant's attorney appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant liquor license to operate a family-friendly neighborhood Italian restaurant in the ground floor of a five (5)-story mixed-use building (c. 1910) on Mott Street between Hester and Grand Streets (Block #205/Lot #19), the building falling within NYC's designated Special Little Italy District; and
- ii. **Whereas**, the ground floor premises is approximately 4,450sq. ft. with approximately 2,350 sq. ft. on the ground floor connect via an interior stairway and sidewalk hatch to 2,100 sq. ft. in the basement with no patron use of the basement; there will be 40 tables and 104 seats and one (1) bar with 9 seats for a total seated occupancy of 113 persons and a legal occupancy of 121 persons; there is one (1) main entrance serving as both patron ingress and egress, one (1) emergency egress and two (2) patron bathrooms; the storefront infill being fixed without operable doors or windows that open out to the sidewalk; and
- iii. **Whereas**, the proposed hours of operation will be 9 AM to 2 AM Saturdays and Sundays and 11 AM to 2 AM Mondays through Fridays; music will be recorded background music only from iPods/CDs/streaming services; there will be no more than two TVs operating in closed caption mode (without sound), there will be no DJ's or live music, no promoted events or scheduled performance, no cover fees and no security personnel/doormen; there is not back yard or other outdoor area including sidewalk and/or roadway seating included with this application; and
- iv. **Whereas**, the premises to be licensed has most recently been licensed with an On-Premises Restaurant liquor license as The Original Vincent's Established 1904 Inc. dba Vincent's (Lic

ID # 0340-23-131644, exp 1/31/2027), the instant application being an asset purchase with the method of operation remaining essentially the same, the principal of the instant application will be keeping the current 5th-generation principal on as a manager for the next few years to be continuity in the operations; and

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

1. Will be advertised and operated as family friendly neighborhood Italian restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 9 AM to 2 AM Saturdays and Sundays and 11 AM to 2 AM Mondays through Fridays. All patrons will be cleared and no patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
5. Will play recorded background music at conversational levels only, inclusive of any private parties or events so as not to cause a disturbance in any adjacent residences at any time
6. Will have no more than two (2) televisions no larger than 54". There will be no projectors and TV will operate in "closed caption" mode only without sound.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
9. Will not install or have French doors, operable windows or open facades.
10. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches."
13. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
14. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
15. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.

16. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.
 17. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this location, there being **65 active licensed premises** and 7 pending licenses within 750 ft. of the premises proposed to be licensed according to LAMP, the agreed upon hours and stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a new On-Premises Tavern liquor license for **Four Vinnies LLC dba Vincent's 119 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, 35 Board Members in favor.

13. Jam Associates NY LLC 206 Thompson St 10012 (OP–Restaurant) (Transfer)

- i. **Whereas**, the Applicant and 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 an On-Premises Tavern liquor license to operate a family-friendly bar/tavern serving sandwiches, soups and salads in the ground floor of a six (6)-story mixed-use building (c. 1903) on Thompson Street between Bleecker and West 3rd Streets (Block #537/Lot #37), the building falling within NYC LPC's designated South Village Historic District; and
- ii. **Whereas**, the ground floor premises is approximately 1,500 sq. ft. with approximately 825 sq. ft. on the ground floor connected via an internal staircase to 725 sq. ft. in the basement with no patron use of the basement; there will be 21 tables and 48 seats and one (1) bar with 13 seats for a total seated occupancy of 61 persons and a legal occupancy of 74 persons; there is one (1) main entrance serving as both patron ingress and egress, one (1) emergency egress and three (3) patron bathrooms; there are existing French doors which will be closed at 10 PM every night; and
- iii. **Whereas**, the proposed hours of operation will be 12 PM to 2 AM Sundays through Saturdays (7 days a week); music will be recorded background music only from iPods/CDs/streaming

services; there will be no more than six TVs operating in closed caption mode (without sound), there will be no DJ's or live music, no promoted events or scheduled performance, no cover fees and no security personnel/doormen; there is not back yard or other outdoor area including sidewalk and/or roadway seating included with this application; and

- iv. **Whereas**, the premises to be licensed has most recently been licensed with an On-Premises Tavern liquor license for approximately the past 20 years as Claudisal Rest Corp dba The Malt House (Lic ID # 0370-23-131647, exp 2/28/2027), the instant application being an asset purchase with the method of operation remaining essentially the same albeit with a reduction in hours on Fridays and Saturdays from 4 AM to 2 AM closing, the principal of the instant application having been a manager at The Malt House since 2015; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new On-Premises Tavern liquor license, with those stipulations as follows:
 - 1. Will be advertised and operated as family friendly bar/tavern serving sandwiches, soups and salads with less than a full kitchen but will serve food during all hours of operation.
 - 2. The hours of operation will be 11 PM to 2 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 or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
 - 5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 - 6. Will have no more than six (6) television(s) , one is no larger than 85", one is 65" and the others are no larger than 54" There will be no projectors and TV will operate in "closed caption" mode only without sound.
 - 7. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 - 8. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 - 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."

12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 13. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
 14. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
 15. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.
 16. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this location, there being **99 active licensed premises** and 9 pending licenses within 750 ft. of the premises proposed to be licensed according to LAMP, the agreed upon hours and stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a new On-Premises Tavern liquor license for **Jam Associates NY LLC 206 Thompson St 10012** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, 35 Board Members in favor.

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

- 14. 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 appear at this month’s Community Board 2, Manhattan’s (CB2M) SLA #1 Licensing Committee Meeting on June 2, 2026, at which time they requested **to lay over** the application to July/2026 in order to continue doing outreach with the community and for their Attorney to be present at the meeting, affirming they 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
 - ii. **Whereas**, there were many members of the public present along with an attorney representing

a number of adjacent buildings to the licensed establishment who spoke of the current issues they are working to resolve with the Applicant, the Applicant having been operating as a nightclub in derogation of their existing stipulations, causing excessive and well-known traffic congestion on Lafayette Street in the early morning hours, as well as noise from music and patrons exiting the premises in the late hours; and

- iii. **Whereas**, the Applicant affirming that they will return to CB2M in July to present the instant application for a Change in Method of Operation and Alteration to their On-Premises liquor license prior to any filing with the NYSLA; and

THEREFORE, BE IT RESOLVED that CB2M strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Ambleside Partners LLC dba Gospel 281 Lafayette St 10012** **until** the Applicant has presented their application in front of CB2M's SLA Licensing Committee and CB2M has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2M should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 35 Board Members in favor.

15. Boqueria Soho LLC 171 Spring St 10012 (OP–Restaurant) (Method of Operation and Alteration: Add DONYC Roadway)

Whereas, prior to this month's Community Board 2, Manhattan's (CB2M) SLA #1 Licensing Committee Meeting on June 2, 2026, the Applicant requested **to lay over** this application to July/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 **Boqueria Soho LLC 171 Spring 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, 35 Board Members in favor.

16. 133 Hospitality Management Associates LLC 133 Mulberry St 10013 (WBC–Restaurant)

Whereas, prior to this month’s Community Board 2, Manhattan’s SLA #2 Licensing Committee Meeting on June 2, 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 **133 Hospitality Management Associates 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, 35 Board Members in favor.

17. 133 Hospitality Management Associates LLC 133 Mulberry St 10013 (OP–Restaurant)

Whereas, prior to this month’s Community Board 2, Manhattan’s SLA #1 Licensing Committee Meeting on June 2, 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 **133 Hospitality Management Associates 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, 35 Board Members in favor.

18. Chipotle Mexican Grill of Colorado LLC dba Chipotle Mexican Grill #2168 504 6th Ave 10011 (WBC–Restaurant)

Whereas, prior to this month’s Community Board 2, Manhattan’s (CB2M) SLA #1 Licensing Committee Meeting on June 2, 2026, the Applicant requested **to lay over** this application to July/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 **Chipotle Mexican Grill of Colorado LLC dba Chipotle Mexican Grill #2168 504 6th Ave 10011** **until** the Applicant has presented their application in front of CB2M's SLA Licensing Committee and CB2M has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2M should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 35 Board Members in favor.

19. Chipotle Mexican Grill of Colorado LLC dba Chipotle Mexican Grill #1597, 71 Spring St 10012 (WBC–Restaurant)

Whereas, prior to this month's Community Board 2, Manhattan's (CB2M) SLA #1 Licensing Committee Meeting on June 2, 2026, the Applicant requested **to lay over** this application to July/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 **Chipotle Mexican Grill of Colorado LLC dba Chipotle Mexican Grill #1597, 71 Spring 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, 35 Board Members in favor.

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

Whereas, prior to this month's Community Board 2, Manhattan's (CB2M) SLA #1 Licensing Committee Meeting on June 2, 2026, the Applicant requested **to lay over** this application to July/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 **Soho Workspaces Inc dba Soho Workspaces Inc 447 Broadway, 2nd fl 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 Unanimous and that the concerns of the Community be fully heard.

Vote: Unanimous, 35 Board Members in favor.

21. Mister Buy Corp dba La Panineria 9 E 8th St 10003 (OP–Tavern)

Whereas, prior to this month's Community Board 2, Manhattan's SLA #1 Licensing Committee Meeting on June 2, 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 **Mister Buy Corp dba La Panineria 9 E 8th St 10003** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 35 Board Members in favor.

22. Daoh Corp 645 Broadway 10012 (BC–Restaurant) (Transfer)

Whereas, following this month's Community Board 2, Manhattan's (CB2M) SLA #1 Licensing Committee Meeting on June 2, 2026, the Applicant requested to lay over this application to July/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; the 30-day notice and questionnaire submitted for the SLA Licensing Committee Meeting was inaccurate and incomplete, there having been no outreach to the neighboring building, the premises is currently operating as a deli and licensed as grocery store beer, the instant application seeking to change the license class to allow for consumption of beer on the premises; the Applicant agreeing to lay the application over in order to submit the proper notification and questionnaire to CB2M and to do outreach to the neighbors; 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 **Daoh Corp 645 Broadway 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 Unanimous and that the concerns of the Community be fully heard.

Vote: Unanimous, 35 Board Members in favor.

SLA 2 LICENSING

- 1. 340 Bleecker C&S LLC fka Entity to be formed by Catch Hospitality Group LLC 340-342 Bleecker St 10014 (OP-Restaurant) (Transfer)**
 - i. Whereas,** the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant liquor license to operate a NYC brasserie in the ground floor of a six (6)-story mixed use building (c. 1928) on the Bleecker Street between Christopher and West 10th Streets (Block #619/Lot #26), the building being located in NYC LPC's designated Greenwich Village Historic District; and
 - ii. Whereas,** the ground floor premises is approximately 3,850 sq. ft., with 2,500 sq. ft. on the ground floor and 1,350 sq. ft in the cellar, the cellar being connected by an interior stairway with no patron use of the cellar; there will be 33 tables and 79 seats and one (1) bar with 13 seats for a total seated occupancy of 92 persons and a legal occupancy of 144 persons; there are two (2) entrances serving as both patron ingress and egress and two (2) patron bathrooms; there are existing operable windows that open out to the sidewalk which will remain closed at all times; there is Dining Out NYC-approved sidewalk and roadway seating which the Applicant is permitted to use while waiting for their Dining Out NYC approval from DOT; and
 - iii. Whereas,** the Applicant's hours of operation will be 11 AM to 12 AM Sundays through Thursdays and 11 AM to 1 AM Fridays and Saturdays; music will be recorded background music only from iPods/CDs/streaming services; 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; all sidewalk and roadway seating will close at 10 PM Sundays through Thursdays and 11 PM Fridays and Saturdays, those hours being consistent with the pre-Covid sidewalk café seating at the licensed premises; and
 - iv. Whereas,** the premises to be licensed has most recently been licensed with an On-Premises Restaurant liquor license from approximately 2021 to the present as 340 Bleecker LLC & The

Grand Tour Collection LLC (Lic ID #0340-23-137102, exp 11/30/2026), the instant application being an asset purchase with the method of operation remaining essentially the same, albeit without the use of DJs or live music that the prior licensee utilized; and

- v. **Whereas**, concerns were raised regarding both lines on the sidewalk and for-hire vehicles, the Applicant having other very popular licensed establishments in CB2M and in Manhattan that frequently have lines and often cater to high-profile patrons, the instant application including both sidewalk and roadway seating, concerns being raised that if there are lines in addition to sidewalk seating that the clear path on the sidewalk will not be maintained, Bleecker Street being a main pedestrian thoroughfare in the West Village, additional concerns involved the use of a roadway café in the parking lane adjacent to the sidewalk, there being a bike lane immediately to the East of the proposed roadbed structure followed by the moving traffic lane and another parking lane to the East of the traffic lane, Bleecker Street being a single traffic lane frequently used for cars to cross East / West and to connect to/from 7th Avenue, the addition of the roadbed seating preventing for-hire vehicle from pulling up next to the restaurant and forcing them to stop in either the bike lane or moving traffic lane – both of which will interrupt the flow of bikes and/or cars and lead to the honking of horns with the upper floors of the buildings surrounding the premises being residential, the Applicant acknowledging that they will have to see how the situation works and understanding that if the roadbed causes traffic congestion they will need to eliminate it and if they have lines on the sidewalk then they will have to either eliminate the lines or remove some sidewalk seating, agreeing that the clear path will be maintained at all times on the sidewalk; 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 NYC French all-day brasserie serving lunch and dinner with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 11 AM to 12 AM Sundays through Thursdays and 11 AM to 1 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café operating under the Dining Out NYC program consisting of not more than 8 tables and 16 seats and a roadway café consisting of not more than 22 tables and 44 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.

5. Sidewalk and roadway café seating will close no later than 10 PM Sundays through Thursdays and 11 PM Fridays and Saturdays. All tables and chairs will be secured at this hour. There will be no host stands, bus or service stations on the sidewalk or in the roadbed. No exterior music, speakers or TVs.
 6. The full sidewalk clear path will be maintained at all times. Any patron lines will NOT be located within the sidewalk clear path or furnishing zone.
 7. Will monitor for-hire vehicles to ensure that drop-offs and pick-ups do not block the flow of traffic.
 8. Will not have televisions.
 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 no more than 24 private parties per year
 11. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 12. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 13. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
 14. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 16. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 17. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
 18. Will 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 **99 active licensed premises** and 4 pending licenses within 750 ft. of the premises proposed to be licensed according to LAMP, the agreed upon hours and stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a new On-Premises Tavern liquor license for **340 Bleecker C&S LLC fka Entity to be formed by Catch Hospitality Group LLC 340-342 Bleecker 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, 36 Board Members in favor.

2. The Lorien New York City LLC dba The Lorien 72 Grove St 10014 (OP–Restaurant)
(previously unlicensed)

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant liquor license to operate a sophisticated reservation-only neighborhood restaurant in the ground floor of a three (3)-story mixed use building (ca. 1842) on Grove Street just east of 7th Avenue South (Block #591/Lot #20), the building being located with NYC LPC’s designated Greenwich Village Historic District; and
- ii. **Whereas**, the ground floor premises is approximately 3,800 sq. ft. with 2,000 sq. ft. on the ground floor and 1,800 sq. ft in the cellar, the cellar being connect by both an interior stairway and a sidewalk hatch with no patron use of the cellar; there will be 9 tables and 41 seats and one (1) bar with 25 seats for a total seated occupancy of 66 persons and a legal occupancy of 74 persons; there is one (1) entrance serving as both patron ingress and egress and two (2) patron bathrooms; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there is no 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 no patrons admitted after 11:30 PM; music will be recorded background music only from iPods/CDs/streaming services; there will be no TVs, no dancing, no DJ’s or live music, no promoted events or scheduled performance, no cover fees and no security personnel/doormen; and
- iv. **Whereas**, the premises to be licensed has never previously been licensed for the service of alcohol and has operated as a Starbucks from the 1990’s until 2021 and has remained vacant since its closure; the West Village Residents Association (WVRA) and local residents were in opposition to the application due to the oversaturation of liquor licenses in the immediate area with WVRA citing that 20 years ago 1 in 10 retail premises in the West Village were licensed for the service of alcohol and now that number is 1 in 3 retail establishments being licensed; from checking LAMP prior to CB2’s SLA Licensing Committee meeting in early June there has been an increase of two licensed premises within 500’ of the instant application and an increase of one licensed premises within 250’; and

- v. **Whereas**, the principal of the instant application is also the principal of a Michelin-star restaurant in CB2M, Frevo LLC at 48 West 8th Street (Lic ID #0340-23-130190), the instant application being to offer a more casual experience to diners, concerns being raised about for-hire vehicles and their ability to do drop-offs and pick-ups at this location, the block on Grove Street being extremely short consisting of two storefronts, there being a small park on Grove Street across from the licensed premises with a sidewalk extension and planters to prevent cars from pulling over on the northern side of Grove Street, there being one, narrow traffic lane on the block with a fire hydrant immediately in front of the premises proposed to be licensed on the southern side of the street, in addition to a No Standing parking regulation, 7th Avenue South having a protected bike lane immediately adjacent to the eastern curbside where vehicles would likely want to pull over to drop patrons off; the Applicant acknowledging the challenge in pinpoint a good pick up and drop off area for this particular location and assuring CB2M that they will ensure that for-hire vehicles do not cause a disruption to the flow of traffic on either Grove Street or 7th Avenue South; 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 sophisticated reservation-only neighborhood restaurant 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 no patrons admitted after 11:30 PM and last call being at 11:30 PM All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 6. Will have not more than 20 private parties per year.
 7. Will not have televisions.
 8. Will have not more than 24 private parties per year.
 9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 10. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 11. Will not install or have French doors, operable windows or open facades.

12. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
16. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
17. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
18. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.

vii. Whereas, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this location, there being **109 active licensed premises** and 5 pending licenses within 750 ft. of the premises proposed to be licensed according to LAMP, the agreed upon hours and stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a new On-Premises Restaurant liquor license for **The Lorien New York City LLC dba The Lorien 72 Grove 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, 36 Board Members in favor.

3. Lume West Village LLC dba Lume West Village 259 West 4th St 10014 (OP–Restaurant) (Change in Method of Operation)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan’s (CB2M) SLA Committee ##2 to present an application to the NYS Liquor Authority for a Change in Method of Operation to their On-Premises Restaurant liquor license for a restaurant on the ground floor of a six (6)-story mixed-use building (c. 1905) on the residentially-zoned block of West 4th Street between Charles and Perry Streets (Block #612/Lot #7503), the storefront being on

the south side of the building; the building falling within NYC LPC's designated Greenwich Village Historic District; and

- ii. **Whereas**, the Applicant originally appeared before CB2M in [July/2024](#) for the On-Premises Restaurant liquor license at this location to operate an Italian bakery and café during the day transitioning to a full-service restaurant in the evenings, the hours of operation are Sundays to Wednesdays from 8:30 AM to 11 PM, Thursdays through Saturdays from 8:30 AM to 12:30 AM with last call at 12 AM, music is quiet, recorded background only; there are no TVs, DJ's, no promoted events, or scheduled performances, no cover fees, velvet ropes, security personnel or doormen, there is no sidewalk or roadbed seating; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; and
- iii. **Whereas**, at the time of the original application in July/2024 concerns were raised about noise-related issues related to the existing restaurant venting system, the Applicant agreeing as part of the executed stipulation agreement in order to meet the public interest standard of the 500 Foot Rule to limit the hours of operation of any rooftop equipment to between 8 AM and 10 PM, the instant application being a change in those hours to allow the rooftop venting system to operate until 12 AM nightly; and
- iv. **Whereas**, the Applicant stating they are working with an engineer to reduce the vibrations and noise associated with the venting system and are seeking the change in hours of operation of the venting system now in order to operate the restaurant at full capacity until 11 PM and 12 AM, before the work has been completed fixing the vibrations and noise of the venting system so it does not cause a disturbance to the residents of the building as well as adjacent buildings, stating that turning off the venting system by 10 PM is curtailing their operating hours as they cannot cook or clean the kitchen area once the vent is shut down at 10 PM; and
- v. **Whereas**, the application as presented is premature, there was no solid plan presented as to how the venting system would be modified to reduce the noise and vibration issues, there also being no sound test provided to illustrate that any proposed work being done on the venting system would eliminate or drastically diminish the negative quality of life impacts of the noise created by the venting system to surrounding residents; allowing the later hours for the venting system at this time, without it properly being fixed, would impose significant negative quality of life impacts on the residents in the later evening hours, the existing 10 PM shut off being a reasonable compromise due to the existing imposition to residents of the noise created by the venting system; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for the Change in Method of Operation application for **Lume West Village LLC dba Lume West Village 259 West 4th St 10014**; and

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

Vote: Unanimous, 36 Board Members in favor

4. 4T USA, Inc. dba Mi Garba 310 Bleecker St. 10014 (OP–Restaurant) (Alteration)

- i. **Whereas**, the Applicants and the Applicants’ Attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee to present an application for an alteration to the existing On-Premises Restaurant liquor license for the existing full service restaurant in the ground floor storefront within a four-story townhouse building (circa 1910) on Bleecker Street between Grove and Christopher Streets in Greenwich Village (Block #588/ Lot #22-23), this building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. **Whereas**, the alteration application sought is to expand the licensed premises into the rear yard with the addition of four (4) tables and eight (8) seats accessed via a rear exit door, the rear yard in question being very large, a combination of the two rear yards at 308 and also 310 Bleecker Street, 308 being the rear yard to the adjacent jewelry store, the combined back yards being surrounded, on all sides by residential apartments; and
- iii. **Whereas**, the Applicant originally appeared before CB2M in [November 2021](#) for an On-Premises Restaurant liquor license at this location, that application also including use of the rear yard for three (3) tables and 12 seats, the Certificate of Occupancy presented at the time, which covers both buildings and storefronts at 308-310 Bleecker St., does not permit eating and drinking in the rear yard areas of either 308 or 310 Bleecker Street, much less a combination of the two yards, there also being concerns raised about proper egress, the Applicant’s Architect, who appeared in November/2021, indicated occupancy was limited because there was only one means of egress in the building through the single storefront sought to be licensed (310 Bleecker) as there is no sprinkler system installed within the building, photos of the rear yard likewise showing fire escapes coming down the rear sides into the rear yards of the two separate buildings, the Certificate of Occupancy also indicating only 1 storefront across 308-310 Bleecker St. which is currently occupied by two separate business, the space to be licensed at 310 and the jewelry store at 308; and
- iv. **Whereas**, there was significant community opposition to the use of the rear yard in November/2021, the Applicant unable to show either a Certificate of Occupancy or Letter of No Objection from NYC Dept. of Buildings (DOB) permitting eating and drinking use/occupancy in the rear yard, there being no permit and no emergency egress in place for the use of the backyard, licensing and service of alcohol into the rear yard establishing noise

and privacy impacts as it is surrounded by residential apartments, it being determined in November/2021 that the use of the rear yard was not in the public interest, at the time there being 91 active licensed premises within 750 feet of the premises proposed to be licensed (currently there are 111 active licensed premises), according to LAMP, CB2M unanimously recommending denial of the application; and

- v. **Whereas**, in December/2021 the Applicant re-submitted a 30-day notice removing the rear yard from the application with all other elements of the method of operation remaining the same, residents living in the community reversed their opposition and appeared in support of the application, the application receiving a unanimous recommendation from CB2M for the approval of the liquor license provided the executed stipulations were incorporated into the liquor license, those stipulations including no use of the rear yard; and
- vi. **Whereas**, the instant application being to add the use of the rear yard for eating and drinking, there still being no updated Certificate of Occupancy or Letter of No Objection showing that the use of the rear yard for eating and drinking at this particular location is permitted, the Applicant's attorney providing documentation from an architect stating that zoning allows for the use of the rear yard for eating and drinking along with details of egress compliance but was unable to provide any documentation from DOB showing that eating and drinking is permitted in this specific combined (308-310 Bleecker) rear yard; and
- vii. **Whereas**, a number of nearby residents and patrons of the restaurant came to speak both in support and opposition to the application, there being no concerns or issues raised with the Applicant's current method of operation with all speakers stating that the restaurant is a neighborhood restaurant, those in opposition, including the West Village Residents Association, had met with the Applicant both back in 2021 and again recently, expressing their opposition to the use of the rear yard due to the impacts to the many residents with windows opening onto the rear yard, the one building on Grove Street that is adjacent to the rear yard being six stories tall and having approximately 33 residential units in it, there were also concerns about proper egress; and
- viii. **Whereas**, in order to garner support from local residents and meet the public interest standard of the 500 Foot Rule for the on-premises liquor license application in 2021, the Applicant removed the use of the rear yard from the application, the instant application seeks to add the very thing that was removed in order to get the residents support in the first place, while also still being unable to provide any documents from DOB that the use is permitted at this specific location;

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for the Alteration application for **4T USA, Inc. dba Mi Garba 310 Bleecker St. 10014**; and

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

Vote: Unanimous, 36 Board Members in favor

5. 20 Fonty LLC dba Fonty's Bodega 20 Christopher St 10014 (WBC–Tavern) (*previously unlicensed*)

- i. Whereas,** the Applicant and the Applicant's representative appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for a Tavern Wine license to operate an all-day bodega meets Indian-style sandwich shop meets café in the non-conforming ground floor storefront of a 2.5-residential building (c. 1827) on the residential block of Christopher Street between Gay Street and Waverly Place Street (Block #593/Lot #42), the building falling within NYC LPC's designated Greenwich Village Historic District; and
- ii. Whereas,** the first floor premises is approximately 550 sq. ft.; there will be five (5) tables with 10 seats , one counter with six (6) seats and one (1) bar with no seats for a total seated patron occupancy of 16 persons; the premises has one (1) door which will serve as patron ingress and egress, one (1) emergency egress and one patron (1) bathroom; the store front infill being fixed without operable doors or windows that open out to the street; there is no outdoor seating included with the application; and
- iii. Whereas,** the proposed hours of operation are from 7 AM to 11 PM Sundays through Saturdays (7 days a week); music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, no DJs, no live music, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security or doormen; there will be no delivery service; there is an exit into the residential hallway which the Applicant has access to in order to bring trash to the basement, the Applicant stating they will keep that locked and/or alarmed to ensure no patrons have access to the residential alleyway; and
- iv. Whereas,** the premises, which has never previously been licensed for the service of alcohol, has been vacant since approximately 2023, from approximately 2015 to 2023, the premises was operated as a vegetarian restaurant called Delice & Sarrasin; and
- v. Whereas,** in 2015 the prior occupant at the location, Delice & Sarrasin, appeared before CB2M for a restaurant wine application and withdrew the application in order to address

concerns over building department and zoning matters which indicated that the restaurant was not an allowable use in the manner presented; and

- vi. **Whereas**, in particular the proposed premises is located on the entire ground floor at 20 Christopher Street (Block #593/Lot 342) and
- (1) the premises is located in an R6 zoning for which this use is not allowed as-of-right
 - (2) the Certificate of Occupancy #M8626 dated October 8, 1924 indicates that the permissible use on the ground floor is for one (1) store and one (1) non-housekeeping apartment
 - (3) “Icards” for the building dated after October 8, 1924 also seem to indicate the same use for the 1st floor, that use being of one (1) store and one (1) apartment and also provide a diagram of the 1st floor which indicates the location of one (1) store and one (1) apartment
 - (4) the Applicant’s floor plan shows that the sandwich shop occupies the entire ground floor which contradicts the allowed uses indicated on the Certificate of Occupancy presented
 - (5) There is no evidence that the ground floor apartment currently exists
 - (6) The Applicant was unable to provide any plans/job approvals showing that the installation of a kitchen where an apartment is supposed to be located were ever approved
 - (7) DOB complaint # 1547458 indicates “work without a permit on 1st floor commercial space & rear apartment” which resulted in a number of violations including ECB Violation 35473803L dated 7/7/2020 which states “commercial space at first story front took over the back apartment, made a kitchen for the restaurant. I checked the ICard or the Department of Buildings Reports. Nothing was ever filed. The apartment should still be there and no permit was ever filed to do so.” “Remedy: comply with notice of violation” The hearing status is “In Violation” and the Certification Status is marked: “No Compliance Recorded”.
 - (8) It appears that there are no jobs on file with the Department of Buildings in conjunction with this application to correct the above noted violation and the expansion of the commercial space into a residential apartment; and
- vii. **Whereas**, nothing has been presented to indicate that the expansion of the non-conforming storefront use on the ground floor into the residential apartment is or was ever permitted in this residential zone where expansion of non-conforming uses is not allowed, the Applicant was unable to provide documentation of work permits for the conversion of the apartment into the restaurant space; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan recommends denial of a new Tavern Wine license **20 Fonty LLC dba Fonty’s Bodega 20 Christopher St 10014** as presented, and

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

Vote: Passed, 35 Board Members in favor, 1 against (C. Dignes).

6. RemyMidtown LLC dba Cheers Union Square 35 E 13th St aka 119-121 University Pl 10003 (OP–Bar/Tavern)

- i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Committee #2 to present an application to the NYS Liquor Authority (NYSA) for an On-Premises Tavern Liquor License to operate a hospitality venue on the 2nd, 3rd and rooftop floors of a three (3)-story commercial building (c. 1950) on the northeast corner of University Place and East 13th Street (Block #565/Lot #5); and
- ii. **Whereas**, the Applicant previously appeared before CB2M in [October/2024](#) for essentially the same application, at which time CB2M unanimously recommended denial of the application; the application was then heard by the Members of the Liquor Authority at their [2/18/2026](#) full board hearing, agenda items 065, 066, 067 at which time the application was denied; and
- iii. **Whereas**, the premises is approximately 5,400 sq. ft, with each floor being approximately 1,800 sq. ft., the floors connected by an interior stairway; the information provided specified there would be 30 tables with 100 seats, one bar with 10 seats on the 2nd floor, one bar with 10 seats on the rooftop and one bar with no seats on the 3rd floor for a total seated occupancy of 120 persons and a proposed maximum occupancy of 374 persons; there are seven (7) bathrooms, there is one entry on University Place and another on East 13th Street which may both be used for patron ingress and egress; there are operable windows throughout the 2nd and 3rd floors of the premises, there are no enclosures on the rooftop; and
- iv. **Whereas**, the proposed hours of operation are from 11 AM to 2 AM Sundays through Wednesdays and 11 AM to 4 AM Thursdays through Saturday, the rooftop will close at 12 AM Sundays through Saturdays (7 days a week); music will be amplified at entertainment levels with DJs and live music, there will be 10 TVs on the 2nd floor, two (2) TVs on the 3rd floor and no TVs on the rooftop, all doors and windows will be closed at all times except for patron ingress and egress, there will be six to eight security personnel as needed; and
- v. **Whereas**, the diagrams provided were roughly drawn with no orientation of the streets, , there was no indication of the ground floor patron entry from either street leading to the 2nd floor or throughout the premises, the building having only temporary Certificate of Occupancies active sporadically over the years, the last one expiring November 6, 2019, there are separate Place of Assembly permits for each floor but no single Place of Assembly Permit for floors 2, 3 and the rooftop operating as one entity, the Applicant trying to say that the premises had been licensed prior to 1993, but there remain questions as to when each floor was licensed

and the cumulative impacts of the successively added 2nd, 3rd and roof top floors, the ground floor has never been a part of this licensed premises, there are safety concerns because the premises to date has not received a final Certificate of Occupancy with multiple temporary certificates of occupancy which have only been sporadically sought over the years in effect for short 90 day periods throughout the previous licensee's history of operation, remaining without an active permit for much more time than ever having an active temporary permit, it remaining an open question as to whether each of the separate Place of Assembly Permits for the large occupancies on the 2nd and 3rd floor are active if there is no Certificate of Occupancy, believed to be a required element to seek a permanent Place of Assembly and to keep it active; and

- vi. **Whereas**, significant concerns were again raised about the operation of the rooftop and the late hours, the Applicant originally intending to have speakers and TVs on the unenclosed rooftop which they have since stated they will no longer be doing, there may be heaters used to extend the season, the Applicant intending to use the standup bar installed by the prior occupant, the premises having a large amount of 311 noise complaints over the past with a significant number occurring in the past few years, when the rooftop was initially built out to expand the licensed premises, large metal sheets or some other material were placed on the west and south sides (the open sides) in an effort to isolate any sound from escaping but in the past few years there have been multiple new taller residential buildings built in the immediate area so that the rooftop activities created a significant impact as the sound from the roof, even large numbers of people gathering, drinking and talking is pushed up and out to the surrounding residential buildings; and
- vii. **Whereas**, the Applicant, who intends to manage the premises, has never held a liquor license before, his experience is from owning an unlicensed pizza restaurant in New Jersey for many years, concerns being raised regarding his lack of experience in running a fully-licensed premises in New York, that concern being exacerbated by the other aspects of the application – that this is an application for a nightclub with DJs, dancing and live music, the 2 AM and 4 AM hours closing hours with it being often noted that nothing good happens between 2 AM and 4 AM, the open air rooftop and bar with a history of operating improperly and that the area is surrounded by colleges with those students likely to be the ones frequenting the establishment, the Applicant not showing any plans as to how the premises will be managed; and
- viii. **Whereas**, several members of the East 12th, 13th St Block Association and University Pl Residents Association that live close to the premises had spoken with the Applicant both in 2024 and recently regarding the instant application and had remain having serious concerns regarding the application including noise from the rooftop and noise and bass sounds escaping from the closed windows in addition to the continuation of noise issues from crowds on the

sidewalk, dancing, the significantly late night hours and the lack of experience of the Applicant; and

- ix. **Whereas**, the Applicant has submitted a sound study but it does not indicate what type of sound insulation has been installed at the interior of the building, it is unclear how the windows are going to be insulated from the large sound system the Applicant will be using, what the limiter will be set at, how it will be controlled, and is lacking in the detailed recommendations CB2M commonly sees in sound reports; and
- x. **Whereas**, following the NYSLA full board hearing in February/2026, the Applicant has been holding multiple events advertised as “no alcohol, all energy” with DJs including DJ Eddie Batiz, the brother of one of the principals and who was also a DJ or otherwise involved with Bar 13, the prior licensee at the location that had a troubled SLA history with multiple disciplinary cases as outlined in CB2M’s October/2024 resolution; the events have been advertised as going from 10PM to 4AM, there being 311 reports made on days these events were happening with reports of music and noise on the sidewalk and coming from within the establishment, residents spoke about hearing the music in their apartments in the past few months, crowds of high school and college age kids crowding the sidewalk and the University Place, the Chair of CB2s SLA Licensing Committee having witnessed the loud music on the street and the disorderly behavior on the sidewalk on more than one occasion when there were multiple events being held in the venue – the doorway on 13th Street being used for one event and University Place entry for a separate event, there being significant life safety concerns regarding egress for a venue this large with no current Certificate of Occupancy, temporary or otherwise, or Place of Assembly Permit for the use of the entire premises concurrently, the security on University Place was unable to manage the crowd of people who were waiting to enter the premises for one of these events and was unable to get them to disburse from the are, cars were unable to move on University Place due to the number of patrons overspilling from the sidewalk, the inability to control the patrons confirms CB2M’s concerns of having an inexperienced operator running a multi-floor nightclub in an area filled with college age kids, the lines and related noise from patrons waiting to enter, leaving in the early morning hours after an evening of drinking, dancing and partying not being compatible in an area surrounded by residential buildings; and
- xi. **Whereas**, the Applicant stating that these issues will be resolved when they obtain a liquor license and do not need to cater to the underage crowd due to the non-alcoholic events, also stating that the music being heard was not coming from their establishment in contradiction to multiple reports from residents that it was, the Applicant saying that the premises is professionally managed and is not disorderly despite contrary observations made by individuals on the street, and that they will actively monitor the sidewalk for patron dispersal, this being questioned as they seem unable to do that without a liquor license at a time when they were aware they would be coming before CB2M and one would expect that they would

be attempting to demonstrate how well the establishment can be operated and that all the concerns from the immediate community and CB2M would not be realized; and

- xii. **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 46 active licenses and 2 pending licenses within 750 ft. according of the premises proposed to be licensed according to LAMP; the hours being too late for this residential area with the Applicant unwilling to reduce them from the weekend 4 AM closing, there being no plans shown to properly insulate the premises for the type of entertainment level sound that has been used and is planned to be generated at the establishment, the establishment located on the upper floors and rooftop of the building and containing multiple windows on both the 2nd and 3rd floors, the rooftop use and late hours have already been shown to cause additional significant quality of life issues for the surrounding residents, added to that is the Applicants inexperience in running any type of licensed establishment let alone a nightclub with late hours, DJs and live music in the middle of a number of colleges; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Tavern liquor license for **RemyMidtown LLC 35 E 13th St aka 119-121 University Pl 10003**; 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: Passed, 34 Board Members in favor, 2 against (C. Dignes, M. Fitzgerald).

- 7. **Cafe Galerie Galerie LLC dba The Art Bar fka The Galerie Cafe 168 Thompson St, cellar 10012** (Lic ID #NA-0267-26-113617) (WBC–Tavern) (*previously unlicensed*)
 - i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for a Tavern Wine license to operate an art gallery, local gathering place serving coffee, pastries, charcuterie along with beer and wine in the cellar of a five (5)-story mixed-use building (c. 1900) on Thompson Street between Bleecker and Houston Street (Block #525/Lot #34), the building falling within NYC LPC’s designated South Village Historic District; and
 - ii. **Whereas**, cellar premises is approximately 900 sq. ft. and is accessed via a stairway from the street level; there will be four (4) tables with 14 seats and no bars for a total seated patron occupancy of 14 persons and a legal occupancy of 40; the premises has one (1) door which will serve as patron ingress and egress and one patron (1) bathroom; the store front infill being

fixed without operable doors or windows that open out to the street; there is no outdoor seating included with the application and no plans to have outdoor seating in the future; and

- iii. **Whereas**, the proposed hours of operation will be from 12 PM to 8 PM Sundays, 5 PM to 9 PM Mondays through Thursdays, 5 PM to 10 PM Fridays and 12 PM to 10 PM Saturdays; music will be quiet background only consisting of music from iPod/CDs/streaming services; there will be no dancing, no DJs, no live music, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security or doormen; all beer and wine will be served / available for purchase in single serve containers only, there is no wait staff – the Applicant stating their security/doorman is trained for the service of alcohol; and
- iv. **Whereas**, the premises, which has never previously been licensed for the service of alcohol, has been previously used as a medical office by the principal who is a physician and is currently used as an art gallery and coffee bar, the instant application being to add beer and wine to the offerings; and
- v. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being **101 active licensed premises** and an additional 8 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; the hours and method of operation 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 Tavern Wine license, with those stipulations as follows:
 - 15. Will be advertised and operated as an art gallery serving coffee, pastries, charcuterie along with beer and wine with less than a full kitchen.
 - 16. The hours of operation will be 12 PM to 8 PM Sundays, 5 PM to 9 PM Mondays through Thursdays, 5 PM to 10 PM Fridays and 12 PM to 10 PM Saturdays All patrons will be cleared and no patrons will remain after stated closing time.
 - 17. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 18. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 - 19. 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.
 - 20. Will not have televisions aside from any TV or projector used as part of an art installation.
 - 21. Will close all doors and windows at all times, allowing only for patron ingress and egress.

22. Will not install or have French doors, operable windows or open facades.
23. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
24. All alcohol will be sold in single serve containers only.
25. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
26. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades.
27. 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.
28. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a new Tavern Wine license for **Cafe Galerie Galerie LLC dba The Art Bar fka The Galerie Cafe 168 Thompson St, cellar 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, 36 Board Members in favor.

- 8. Fiftyone Merchants LLC dba Via Carota 51 Grove St 10014** (OP–Restaurant, Lic. ID # 0340-22-103159) (Alteration: Dining Out NYC–Roadway) (*appearance waived*)
 - i. Whereas,** the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add roadway seating to their licensed premises consisting of 36 seats as part of the Dining Out NYC program; and
 - ii. Whereas,** the instant application also includes the necessity of an FDNY waiver to the 15' emergency lane requirement of NYC DOT's Dining Out NYC rules, these waivers creating serious life safety concerns for the impacted residents, with CB2, Man. having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
 - iii. 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 14 tables and 40 seats on Sullivan Street between 7th Avenue South and Bleecker Street.
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 to the existing On-Premises Liquor License for **Fiftyone Merchants LLC dba Via Carota 51 Grove St 10014**, to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous, 36 Board Members in favor.

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

9. **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 CB2, Manhattan's SLA #2 Licensing Committee Meeting on June 4, 2026, the Applicant's Attorney requested **to lay over** this application to July/2026 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license,

restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **West10West LLC dba West10West 242 W 10th St 10014** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, 36 Board Members in favor.

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

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on June 4, 2026, the Applicant's Attorney requested to lay over this application to July/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 **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, 36 Board Members in favor.

11. 3 Little Birdies LLC dba Messy 149 Sullivan St 10012 (WBC–Restaurant) (previously unlicensed)

Whereas, prior to this month's Community Board 2, Manhattan's SLA #2 Licensing Committee Meeting on June 4, 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 **3 Little Birdies LLC dba Messy 149 Sullivan 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, 36 Board Members in favor.

12. 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 June 4, 2026, the Applicant’s Attorney requested to lay over this application to July/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, 36 Board Members in favor.

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

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on June 4, 2026, the Applicant’s Attorney requested to lay over this application to July/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 **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, 36 Board Members in favor.

STREET ACTIVITIES AND RESILIENCY

1. *6.5.26 - Stoney and Dunkin Collab (Sponsor: Coast to Coast Permits), Bleecker St. bet. Charles & Perry Sts. [curb lane only-So.]

Whereas, the applicant is seeking a curb-lane closure to support a recurring Stoney and Dunkin collaboration giving away free coffee and donuts on Bleecker Street, between Charles and Perry Streets, on Friday, June 5th; and

Whereas, the applicant runs this activation several times a year at the same location, securing the truck spot in the late evening, and has received no complaints; and

Whereas, the applicant does not expect a queue line and has not experienced lines at past events; and

Whereas, the event will not feature amplified sound; and

Whereas, the applicant maintains a trash plan with separate recycling and trash receptacles that are emptied onto the supply box truck as they fill, and has not had a trash problem at the location; and

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

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Stoney and Dunkin Collab (Sponsor: Coast to Coast Permits)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, 36 Board Members in favor.

2. *6.5.26 - Steve Madden Sampling Truck at 494 Broadway (Sponsor: New York Food Truck Association), Broadway bet. Broome & Spring Sts. [curb lane only-E.]

Whereas, the applicant is seeking a curb-lane and partial sidewalk closure to support a sampling truck parked in front of the Steve Madden SoHo store at 494 Broadway, between Broome and Spring Streets, on Friday, June 5th, in connection with the brand's summer product launch; and

Whereas, the activation will begin load in around 9 AM, run from 11 AM to 5 PM, and load out at 5 M; and

Whereas, attendees to the activation will have the opportunity to obtain a free lobster roll sample, and the applicant verified that a shellfish allergy sign would be on site; and

Whereas, the applicant will run the line with stanchions and barricades heading north and will cut the line before it reaches Spring Street; and

Whereas, the event will not feature amplified sound, with no external generator needed as a generator is built into the truck; and

Whereas, the applicant will provide trash cans on site and will remove all event trash to its Astoria warehouse for disposal and recycling; and

Whereas, the applicant has spoken with neighboring stores and has also briefed the Steve Madden store manager; and

Whereas, upon a member of the public raising concern that music played inside the Steve Madden store is part of the same event, the committee asked the applicant to communicate to the store the importance of keeping sound contained and remaining responsive to resident feedback during the summer season, which the applicant agreed to relay to the team; and

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

Therefore Be It Resolved that CB2 Manhattan recommends **approval of Steve Madden Sampling Truck at 494 Broadway (Sponsor: New York Food Truck Association), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, 36 Board Members in favor.

3. *6.5-6.6.26 - JBL x NYY Activation at 19 E. Houston St. (Sponsor: Triggerhouse), E. Houston St. bet. Broadway & Crosby St. [curb lane only-So.]

Whereas, the applicant, production company Trigger House working with JBL, is seeking a curb-lane closure to support a two-day activation outside the JBL store at 19 East Houston Street, between Broadway and Crosby Street, celebrating JBL's partnership with the New York Yankees; and

Whereas, the activation will run from 12 PM to 6 PM on Friday, June 5th and Saturday, June 6th, with a DJ playing amplified sound on site from 12 PM to 4 PM each day; and

Whereas, the applicant will partition approximately 45 feet of the curb lane with turf, a cornhole game, and a tent with a DJ desk, and a popsicle cooler from which the applicant will give away up to 400 popsicles per day; and

Whereas, the activation is intended to drive foot traffic into the store, where a Yankees ticket promotion tied to JBL purchases will take place separately, and the cornhole game is structured in such a way that guests should rotate through quickly; and

Whereas, the applicant expects approximately 1,000 attendees over the weekend and 25 at any given time, and will staff three brand ambassadors and two security guards to keep the sidewalk and footprint clear; and

Whereas, the activation will remain on the Houston Street block and will not extend onto Crosby Street, and any store-access line will be cut before reaching the subway station; and

Whereas, the DJ is a local DJ and store employee, and the event will not feature celebrities or influencers; and

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

Whereas, the SAR Committee noted concern about potential crowding given the combination of the DJ, cornhole, popsicles, and giveaways in a small space during a busy summer season, and the applicant confirmed the line would not spill over beyond the permitted block; now
Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **JBL x NYY Activation at 19 E. Houston St. (Sponsor: Triggerhouse)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, 36 Board Members in favor.

4. *6.5.26 - Tribeca Film Festival X MAB (Sponsor: Barrois CPHP, Inc.), Wooster St. bet. Prince & Spring Sts. [partial SW closure-E.]

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

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Tribeca Film Festival X MAB (Sponsor: Barrois CPHP, Inc.)**.

Vote: Unanimous, 36 Board Members in favor.

5. *6.8-6.26.26 - Runner Installation (Meatpacking District), 14th Street Square Plaza: W. 13th /W. 14th Sts./9th Ave. [Pedestrian Plaza -full]

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

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Runner Installation (Meatpacking District)**.

Vote: Passed, 35 Board Members in favor, 1 recusal (D. Raftery).

6. *6.9.26 - Citroen Coffee Truck - McNally Jackson Bookstore (Sponsor: NY Food Truck Association-Food Truck Promotions), Broadway bet. E. Houston & Prince Sts. [SW & curb lane closure]

Whereas, the applicant, McNally Jackson Bookstore, is seeking a sidewalk and curb-lane closure to support a vintage Citroen coffee truck on Broadway, between Houston and Prince Streets, promoting the new book release “Harvest Season” by Brynne Weaver; and

Whereas, the activation will run from 10 AM to 5 PM, with the truck parked in the west curb lane of Broadway, giving away 500 lattes with no other giveaway items; and

Whereas, the event will not feature amplified sound; and

Whereas, the applicant will manage the line with rope and stanchions, running it north along the outer edge of the sidewalk and cutting it before it wraps around the corner onto Houston Street so as not to block businesses; and

Whereas, upon the committee pointing out the right-hand turn lane from Broadway onto Prince, the applicant agreed to stage the truck north of the Prada store at 575 Broadway to leave ample room for vehicular movement; and

Whereas, the applicant will provide trash cans and remove all trash to its Astoria warehouse for disposal; and

Whereas, the applicant has spoken with neighboring businesses, and the committee encouraged the applicant to establish contact with the SoHo Broadway Initiative and the surrounding residential buildings; and

Whereas, the event will not feature celebrities or influencers, as the author will not be present; and

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

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

Vote: Unanimous, 36 Board Members in favor.

7. *6.5-6.7.26 Prada NYC Mode Event at 575 Broadway (Sponsor: K2), Prince St. bet. Broadway & Mercer St. [Partial SW Closure-No.]

Whereas, the applicant, production company K2, working with Prada, is seeking a partial sidewalk closure to support a “Prada Mode” event by renting the existing “Shack” on the north sidewalk of Prince Street between Broadway and Mercer Street, to bring awareness to an activation inside the Prada boutique at 575 Broadway; and

Whereas, the activation will run from 11 AM to 7 PM, with an expected flow of approximately 30 to 40 guests per hour; and

Whereas, the “Shack” activation is informational and the applicant expects the line there to move quickly, with rope / stanchions outside the “Shack” and a separate queue at the corner of Mercer and Prince Streets for entry to the boutique; and

Whereas, the applicant will staff two security guards, two cleaners, and three check-in and line-management BAs, will keep all lines against the wall, and will implement a digital queue application called “Wait While” if the line grows longer than anticipated; and

Whereas, the applicant is coordinating with the adjacent restaurant Lure regarding its outdoor dining setup on the Prince Street sidewalk to ensure the required 5-foot pedestrian right-of-way is maintained; and

Whereas, upon the committee emphasizing that at least five feet of pedestrian clearance must be preserved given the narrow Prince Street sidewalk, the “Shack”, the subway entrance, and the bike lane, the applicant committed to keeping that path clear and to cutting the line so it does not extend past the block; and

Whereas, the event will not feature food, beverages, giveaways, or amplified sound on the street, and will not feature celebrities or influencers; and

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

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Prada NYC Mode Event at 575 Broadway (Sponsor: K2)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, 36 Board Members in favor.

8. *6.5-6.7.26 - Daily Drills Pop-Up (Sponsor: Shopify), Greene St. bet. Prince & W. Houston Sts. [Partial SW Closure-W.]

Whereas, the applicant, Shopify, in partnership with athleisure brand Daily Drills, is seeking a partial sidewalk closure to support a three-day pop-up at the Shopify store at 131 Greene Street, between Prince and West Houston Streets; and

Whereas, the pop-up will run from June 5th through June 7th, from 10 AM to 6 PM each day; and

Whereas, the applicant will run the line north up Greene Street toward Houston Street, hugging the building line with stanchions and managed by multiple security guards, leaving room for pedestrians to pass; and

Whereas, the applicant expects a maximum of approximately 75 to 100 people in line at any given time and will cut the line using colored wristbands distributed roughly 50 at a time, asking guests to return when the line shortens; and

Whereas, the event will not feature food / drink, giveaways outside of the store, or amplified sound; and

Whereas, the SAR Committee noted prior issues with both Shopify and the Daily Drills brand at events in this area, including a previous Daily Drills pop-up that was heavily promoted for social-media content of crowds and lines, and reminded the applicant that such conduct is not respectful to residents and the community; and

Whereas, the applicant stated it was not aware of influencers attending and agreed to advise the brand team that any content filming must respect the community and avoid creating a disturbance, particularly at the 10 AM opening; and

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

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

Vote: Unanimous, 36 Board Members in favor.

9. *6.9.26 - Card Vault - 244 Lafayette - Ice Cream Giveaway (Sponsor: Event Permits LLC), Lafayette St. bet. Prince & Spring Sts. [SW & curb lane closure-W.]

Whereas, the applicant is seeking a sidewalk and curb-lane closure to support an appearance by Tom Brady at the Card Vault store at 244 Lafayette Street, between Prince and Spring Streets, with little activity planned outside the store other than a queue and an ice-cream giveaway on the west sidewalk of Lafayette; and

Whereas, Tom Brady is expected to visit the store for approximately one hour to one hour and fifteen minutes, with the first 25 people given wristbands and admitted in batches, and the applicant stated there is no plan for activity involving Mr. Brady outside the store; and

Whereas, the applicant plans for Mr. Brady to announce the appearance on his social media on the morning of the event, and the committee noted that, given his large social-media following, the announcement is likely to draw a crowd well beyond the 25 wristbanded guests, creating crowding concerns on a narrow street next to an active bike lane, a hotel entrance, and a neighboring store that regularly draws lines; and

Whereas, the committee noted that there is a fire station directly across the street on Lafayette Street whose apparatus must frequently exit against traffic, raising safety concerns about crowding and the applicant's vehicle staging; and

Whereas, the applicant stated it would run the line north along Lafayette Street as close to the curb line as possible, keep guests single file and out of the bike lane, and noted that its head of security previously served in the 5th Precinct's community affairs unit; and

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

Therefore Be It Resolved that CB2 Manhattan recommends **approval of Card Vault - 244 Lafayette - Ice Cream Giveaway (Sponsor: Event Permits LLC), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements, and **further provided that** the applicant does not promote the appearance on social media ahead of time, and **further provided that** the applicant removes the ice-cream giveaway, and **further provided that** the applicant notifies the 5th Precinct, alerts the fire station across the street, and coordinates with the Crosby Street Hotel.

Vote: Unanimous, 36 Board Members in favor.

10. *6.9.26 - Pura and Calm Installation (Sponsor: IDEKO Productions LLC), Gansevoort Plaza: W. 12th/W. 13th Sts./9th Ave. [full]

Whereas, the applicant, representing a collaboration between fragrance company Pura and the Calm App, is seeking to hold a one-day activation on the Gansevoort Pedestrian Plaza on Tuesday, June 9th; and

Whereas, the applicant will load in on Monday, June 8th, hold a private media and influencer hour before opening, run the activation through the day, and be out of the plaza by midnight, maintaining five feet of unobstructed clearance on the perimeter of the plaza during installation; and

Whereas, the installation consists of three “pods” that guests walk through with a capacity of 10 to 15 people maximum, receiving a small giveaway of a Pura diffuser for the first 50 guests and a tote bag or hat thereafter; and

Whereas, the applicant expects approximately 75 to 100 people in line at a time and around 500 people throughout the day, and will queue the line on the plaza with overflow directed to a permitted sidewalk area on Hudson Street; and

Whereas, the applicant will staff two security guards during load-in, four security guards on the plaza during the activation, one security guard on the sidewalk for overflow, and brand ambassadors throughout, and the committee asked the applicant to keep any Hudson Street overflow line single file, in the curb lane, and cut so it does not extend past the block; and

Whereas, the applicant stated that the influencers attending the media hour will post their content afterward rather than promoting an appearance in advance; and

Whereas, the applicant agreed to share its influencer list with the committee, SAPO, and the NYPD, and is coordinating with the Meatpacking BID; and

Whereas, the committee asked the applicant to confirm the activation’s compliance with ADA accessibility guidelines as set out on the CB2 questionnaire; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval of Pura and Calm Installation (Sponsor: IDEKO Productions LLC), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Passed, 35 Board Members in favor, 1 recusal (D. Raftery).

11. *6.9.26 - Flying Solo Awards (Sponsor: FLYING SOLO NYC), Bleecker St. bet. Elizabeth & Mott Sts. [partial SW closure-So.]

Whereas, the applicant, fashion store Flying Solo, is seeking a partial sidewalk closure to roll out an approximately 20-foot red carpet outside the Sheen Center on Bleecker Street, between Elizabeth and Mott Streets, for its fashion awards ceremony, with the ceremony itself held entirely indoors; and

Whereas, the red carpet will be in place for arrivals during the early evening, from approximately 5 PM to 7 PM, with all guests inside and the event starting indoors at 7 PM sharp; and

Whereas, the carpet is approximately three to four feet wide and the applicant will maintain the requisite five foot pedestrian walkway; and

Whereas, the event will not feature amplified sound outside, and the attendees are fashion-industry professionals rather than public celebrities; and

Whereas, the applicant noted the block is an Open Street and has coordinated with the Open Street organizers, who are amenable to the event; and

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

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Flying Solo Awards (Sponsor: FLYING SOLO NYC)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted Unanimously

12. *6.10.26 - Spotify Activation Gansevoort Plaza (Sponsor: IDEKO Productions LLC), Gansevoort Plaza: W. 12th/W. 13th Sts./9th Ave. [full]

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

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Spotify Activation Gansevoort Plaza (Sponsor: IDEKO Productions LLC)**.

Vote: Passed, 35 Board Members in favor, 1 recusal (D. Raftery).

13. *6.11-6.14.26 - Oreo Cakesters NYC Pop-up event (Sponsor: Svedvik Collective), W. 12th St. bet. Greenwich & Washington Sts. [curb lane only-No.]

Whereas, the applicant, marketing company Svedvik Collective, is seeking a curb-lane and partial sidewalk closure to support an Oreo Cakesters pop-up on Little West 12th Street, with a 25-foot branded Airstream trailer parked in the curb lane outside 18 Little West 12th Street and a queue line outside the pop-up venue at 22 Little West 12th Street; and

Whereas, the pop-up will be open to the public on June 12th and June 13th from 12 PM to 7 PM, with a press event on June 11th from 5 PM to 7 PM; and

Whereas, the venue has a capacity of 200 people, and the Airstream is used solely for photo-opportunity moments, with guests directed to it through the main queue line; and

Whereas, the applicant will manage the queue with rope and stanchions alongside the building, keeping an eight-foot pedestrian path and accommodating additional guests inside the storefront if needed, and will not allow the line to wrap around the block; and

Whereas, the event will not feature amplified sound, and all sampling and trash will be handled inside the venue with no sampling outside; and

Whereas, the applicant has been in contact with SAPO regarding the updated addresses and reached out to the Gansevoort BID to confirm no conflicting events on the block; and

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

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Oreo Cakesters NYC Pop-up event (Sponsor: Svedvik Collective)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Passed, 35 Board Members in favor 1 recusal (D. Raftery).

14. *6.12-6.13.26 - Philips Coffee Sampling Activation (Sponsor: The Riviere Agency, LLC) Mott St. bet. E. Houston & Prince Sts. [partial SW closure-W.]

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 **Philips Coffee Sampling Activation (Sponsor: The Riviere Agency, LLC)**.

Vote: Unanimous, 36 Board Members in favor.

15. *6.17.26 - K2 x Burberry x Corner Bistro Launch Event at 331 W. 4th St. (Sponsor: K2), Jane St. bet. W. 4th St. & Greenwich Ave. [full SW closure-So.]

Whereas, the applicant, production company K2, working on behalf of Burberry, is seeking a sidewalk closure to support an opening-day party for a Burberry collaboration with Corner Bistro, on Jane Street, between West 4th Street and Greenwich Avenue; and

Whereas, the collaboration will be open to the public during normal service hours from June 17th through June 28th, with the permitted opening-day party running from 4 PM until 8 PM on June 17th, coinciding with the first England World Cup match; and

Whereas, the applicant will use the space currently occupied by Corner Bistro's outdoor dining and its existing dining hut, removing the tables so guests can gather, and the event will primarily take place indoors; and

Whereas, the event is invite-only for approximately 75 guests, all of whom will receive wristbands, and the applicant does not anticipate a long line, with guests checked in within the first 30 to 45 minutes; and

Whereas, there will be no amplified sound outside the restaurant beyond the television monitors inside, and the doors will swing open and close as they normally do; and

Whereas, the applicant will keep the sidewalk open with at least five feet of pedestrian clearance and will staff security and a traffic crossing guard; and

Whereas, the applicant agreed to notify the surrounding businesses and residents of the event and provide a day-of contact for any issues with crowding or noise; and

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

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **K2 x Burberry x Corner Bistro Launch Event at 331 W. 4th St. (Sponsor: K2)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, 36 Board Members in favor.

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

Whereas, the applicant is seeking a full street closure to support the third annual Macdougall Street Mambo, a daytime "block party" on Macdougall Street, between Prince and West Houston Streets, on Saturday, June 20th, coordinated among the restaurants on the block; and

Whereas, load-in begins around 8 AM and the block will be cleared by 8:30 to 9 PM at the latest; and

Whereas, the event will feature permitted live music for ambiance, and the applicant has dropped the DJ component used in prior years in response to neighbor feedback; and

Whereas, the event is open to the public, with a free item giveaway for those who RSVP, and the full block closure leaves ample space for the requisite fire lane and sidewalk clearance on both sides; and

Whereas, the applicant plans to notify neighbors with flyers distributed several blocks around the event and has not received complaints before or after past events; and

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

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Macdougall Street Mambo (Sponsor: Edible Schoolyard New York)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, 36 Board Members in favor.

17. *6.20-6.21.26 - Waydamin x Shopify Pop-up (Sponsor: Shopify NY), 1) Greene St. bet. Prince & W. Houston Sts. [curb lane & partial SW closure-W.]

Whereas, the applicant, Shopify, in partnership with the fitness brand Waydamin, is seeking a partial sidewalk closure and a curb-lane closure to support a pop-up retail installation at the Shopify space at 131 Greene Street, between Prince and West Houston Streets; and

Whereas, the pop-up will run June 20th and June 21st, with a branded truck on site for setup and strike from June 17th through June 22nd, and the applicant acknowledged that the SAPO permit dates must be adjusted to reflect the truck's presence beginning June 17th rather than June 20th; and

Whereas, the partial sidewalk closure is for the line into the Shopify space and the curb lane is for the branded truck, which will store inventory and serve as a photo opportunity; and

Whereas, the applicant has tripled the security for line management, will run a single-file line hugging the building, distribute wristbands, and break the line so it does not wrap around the corner toward Houston Street, with approximately eight brand ambassadors working the sidewalk; and

Whereas, the event will not feature amplified sound, food / drink or giveaways, other than water; and

Whereas, the SAR Committee noted prior line-management and block-takeover issues with Shopify at this location, which the applicant acknowledged, and

they committed to keeping the line contained and breaking it at any residential or commercial entrance; and

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

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Waydamin x Shopify Pop-up (Sponsor: Shopify NY)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, 36 Board Members in favor.

18. *6.20.26 – Cannt (Sponsor: Lighthouse Creative), Bond St. bet. Bowery & Lafayette St. [SW & curb lane closure-both]

Whereas, the applicant, a creative agency, is seeking a sidewalk and curb-lane closure to support a “fake Cannes” party on June 20th for creative-industry professionals and the surrounding community, with the agency having submitted two location options, Great Jones Street and Bond Street, in both cases the block between Bowery and Lafayette Street; and

Whereas, the event will run with noise beginning around noon and ending by 6 PM, with the block cleared by 8 PM, and the applicant will adhere to noise regulations with chilled-out rather than concert-level sound; and

Whereas, the applicant plans small inflatable yachts, a possible kiddie pool, and the handing out of beer and wine, and recognized the need for a temporary SLA permit, a sound permit, FDNY notification, a temporary food service permit, a health permit for any water feature, and a DOB permit if inflatables are used; and

Whereas, the applicant will maintain the required emergency lane and an eight-foot pedestrian route; and

Whereas, while the applicant is generally open to the public for guests aged 21 and over with security checking IDs, the committee noted the absence of a clear public component and encouraged the applicant to leave flyers welcoming neighbors; and

Whereas, the applicant has spoken with several businesses on the block and agreed to conduct further outreach to commercial and residential tenants and to leave contact information in building lobbies; and

Whereas, the SAR Committee recommends that the event be held on Bond Street rather than Great Jones Street, noting the ongoing construction, the firehouse, and the greater congestion on Great Jones Street, and that Bond Street is an Open Street, and the applicant indicated that Bond Street would be acceptable; and

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

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Cannt (Sponsor: Lighthouse Creative)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements, and **further provided that** the applicant holds the event on Bond Street rather than Great Jones Street.

Vote: Unanimous, 36 Board Members in favor.

19. *6.25-6.27.26 - Visit Morocco (Sponsor: NVS Visuals), Gansevoort Plaza: W. 12th/W. 13th Sts./9th Ave. [full]

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

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Visit Morocco (Sponsor: NVS Visuals)**.

Vote: Unanimous, 36 Board Members in favor.

20. *6.25-6.26.26 - Perelel Sampling Truck- 386 Bleecker St. (Sponsor: AGENC, Inc.), Bleecker St. bet. Perry 7 W. 11th Sts. [curb lane only-W.]

Whereas, the applicant, production agency AGENC working on behalf of Perelel, is seeking a curb-lane closure to support a sampling truck for Perelel's new hydration product on Bleecker Street, between Perry and West 11th Streets, in front of 386 Bleecker Street; and

Whereas, the truck will load in at 9 AM, run live from 11 AM to 5 PM or while supplies last, and strike immediately after, serving free samples of slushies and popsicles to the neighborhood; and

Whereas, the event will not feature amplified sound, with no external generator needed as a generator is built into the truck; and

Whereas, the applicant will manage the line with rope and stanchions and a security guard, expects a quick touchpoint with only a small line, and committed to cutting the line and not allowing it to wrap around the block given the narrow West Village street; and

Whereas, the applicant will bring its own trash cans and remove all trash off-site through its caterer after the event; and

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

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Perelel Sampling Truck- 386 Bleecker St. (Sponsor: AGENC, Inc.)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Passed, 35 Board Members in favor, 1 recusal (D. Raftery).

21. *6.25-6.26.26 - ROC Nation Special Activation In the Decomissioned MTA Bowery Station (Sponsor: ESM Productions), 1) Kenmare St. bet. Bowery & Elizabeth St. [curb lane only-So.]; 2) Bowery bet. Broome & Kenmare Sts. [curb lane only-W.]; 3) Elizabeth St. bet. Broome & Kenmare Sts. [curb lane only-E.]

Whereas, the applicant, ESM Productions, is seeking curb-lane closures to support a two-day free, public arts-and-culture experience inside the decommissioned side of the MTA Bowery station, with the entrance through a shared set of doors used in coordination with MTA and neighboring restaurant Nom Wah; and

Whereas, the applicant is planning two load-in days, two event days, and one load-out day, with the experience designed for guests to last roughly 30 to 45 minutes, and is working closely with MTA on platform and capacity flows; and

Whereas, the applicant is working with the Mayor’s Office of Citywide Event Coordination and Management (“CECM”), as the activation is part of a citywide set of events, and has begun coordination with the police, fire, and other departments; and

Whereas, the applicant intends to expand its application from the curb lane only to also include the sidewalk in order to manage the entrance while maintaining five feet of pedestrian clearance, and plans a queue running down Bowery; and

Whereas, the applicant intends to have a small amount of background amplified sound near the entrance, will obtain a sound permit, and will not play amplified sound past 8 PM; and

Whereas, the applicant will deploy a significant security plan, with roughly 25 to 50 security personnel and a barricade plan coordinated with NYPD, and committed that the line would not extend past the blocks for which it has applied without first returning with a plan for additional blocks; and

Whereas, the SAR Committee strongly recommended that the applicant use a digital queue, cut the line, or apply for additional blocks rather than allow sidewalk overflow, and the applicant indicated the Mayor's Office had asked them to consider similar methods s; and

Whereas, the SAR Committee raised concern about the heavily congested Kenmare Street, which carries a no-standing restriction and a single travel lane feeding the right turn onto Bowery, and stated that the Kenmare Street Lane closure should not be permitted; and

Whereas, the committee further noted the bus stop on Bowery and the need to keep it clear, and asked to be included in the applicant's site walkthrough, which the applicant agreed to facilitate; and

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

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **ROC Nation Special Activation In the Decomissioned MTA Bowery Station (Sponsor: ESM Productions)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements, and **further provided that** there is no lane closure on Kenmare Street, and **further provided that** the applicant protects and keeps clear the Bowery bus stop, and **further provided that** the committee is included in the site walkthrough, and **further provided that** the applicant uses a digital queue and cuts the line, or applies for additional blocks, rather than permitting sidewalk overflow.

Vote: Unanimous, 36 Board Members in favor.

22. *6.27.26 - SK June Event 26-0617SK (Sponsor: Spinelli Kilcollin, Crosby St. bet. Prince & Spring Sts. [SW & curb lane closure-E.]

Whereas, the applicant, production company Indigo Projects on behalf of jewelry brand Spinelli Kilcollin, is seeking a full street closure of Crosby Street, between Prince and Spring Streets, to support a private Pride celebration in collaboration with RuPaul's Drag Race in front of the Spinelli Kilcollin store at 91 Crosby Street on June 27th; and

Whereas, the applicant proposed loading in at 9 AM, with the event running from 2 PM to 7 PM and load-out from 7 PM to 10 PM, and an expected 300 people at any given time; and

Whereas, the proposed setup includes a bathroom trailer, a food truck, a bar, a deck for a DJ with amplified sound, a generator, and a static crane used as a prop to hold a disco ball, with the event invite-only and not open to the public; and

Whereas, the applicant indicated the activation would maintain a 15-foot emergency fire lane and a five-foot pedestrian walkway on each side, but the committee and members of the public noted that the Crosby Street sidewalk is broken up by raised loading platforms and tree pits that narrow the usable pedestrian path, and that the full closure of this small block would significantly impact the Crosby Street Hotel and other businesses requiring through access; and

Whereas, the applicant had not yet conducted outreach to the surrounding businesses or residents, and a member of the public stated that the general manager of the Crosby Street Hotel was unaware of the event; and

Whereas, the SAR Committee noted that the Spinelli Kilcollin brand has not demonstrated a history of being a good community actor, having placed unauthorized stickers on neighborhood sidewalks that required repeated requests to remove; and

Whereas, the SAR Committee found that the impact of closing the entire block for a private event of this nature is too great, and that the event was not sufficiently planned out to justify the requested full-street closure, especially given that the street closure would last a full day on what is expected to be an extremely busy Saturday during Pride Weekend; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **SK June Event 26-0617SK (Sponsor: Spinelli Kilcollin)**.

Vote: Unanimous, 36 Board Members in favor.

23. *6.30-7.1.26 - Glace Tour By Candela (Sponsor: Glace By Candela), Gansevoort Plaza: W. 12th/W. 13th Sts./9th Ave. [full]

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

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Glace Tour By Candela (Sponsor: Glace By Candela)**.

Vote: Passed, 35 Board Members in favor, 1 recusal (D. Raftery).

24. *7.11-7.12.26 - Slate Auto Community Event at 16 Morton St. (Sponsor: Slate Automotive LLC), Morton St. bet. Bleecker St. & 7th Ave. So. [curb lane only-W.]

Whereas, the applicant, working with auto company Slate Trucks in collaboration with Crayola, is seeking a curb-lane closure to support a gallery-style, children's-museum-inspired art event at Morton Street Partners, located at 16 Morton Street, on Morton Street, between Bleecker Street and 7th Avenue South; and

Whereas, the public event will run on July 11th and July 12th, from 11 AM to 3 PM each day, with installation taking place earlier in the week and a private cocktail party held inside the venue requiring no permit; and

Whereas, the applicant anticipates approximately 150 attendees per day and expects guests to spend 15 to 20 minutes in the experience; and

Whereas, the curb-lane closure is for a food truck, with a gelato cart also planned, and the applicant confirmed the food truck would be placed in a parking lane; and

Whereas, the applicant will run the line up 7th Avenue to a vacant restaurant, following an approach the venue has used successfully for past exhibitions, and committed to cutting the line at the vacant restaurant and using brand ambassadors and security; and

Whereas, the event will not feature amplified sound, and the only item gifted will be a co-branded coloring book provided to guests who sign up; and

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

Therefore Be It Resolved that CB2 Manhattan recommends **approval of Slate Auto Community Event at 16 Morton St. (Sponsor: Slate Automotive LLC), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements, and **further provided that** the applicant cuts the line at the vacant restaurant on 7th Avenue South.

Vote: Unanimous, 36 Board Members in favor.

25. *7.14.26 - BIC Back to School LaGuardia Place (Sponsor: Event Permits LLC), LaGuardia Pl. bet. Washington Sq. So. & W. 3rd St. [curb lane only-W.]

Whereas, the applicant, working with school / office supply brand BIC, is seeking a curb-lane closure to support a back-to-school themed program on the morning of July 14th on LaGuardia Place, between Washington Square South and West 3rd Street, promoting a program providing pencils, crayons, and other school items to teachers; and

Whereas, the event is invite-only for educators and educational bloggers, not open to the public, with scheduled attendees coming aboard a school bus to learn about the new line of school items and receive a swag bag; and

Whereas, the applicant does not expect a line and will use production parking for additional giveaway materials; and

Whereas, the applicant will staff safety personnel, who are off-duty NYPD, and a brand ambassador outside to advise the public that the event is private, given the proximity to NYU; and

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

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **BIC Back to School LaGuardia Place (Sponsor: Event Permits LLC)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, 36 Board Members in favor.

26. *7.17-7.19.26 - Unilever Fresh Clubhouse 2 (Sponsor: The.Team), Gansevoort Plaza: W. 12th/W. 13th Sts./9th Ave. [full]

Whereas, the applicant, marketing agency The.Team on behalf of Unilever, is seeking to hold a custom-branded mobile trailer activation at Gansevoort Plaza from July 17th through July 19th; and

Whereas, the trailer is approximately 28 feet long and 20 feet wide once opened with its ADA ramp, and the activation is a digital World Cup soccer trading-card experience where guests have their picture taken and sample products, including Dove, Dove Men+Care, and Degree, on exit, with approximately 5,000 samples distributed per day; and

Whereas, the activation will be live from 11 AM to 8 PM each day, and the trailer is designed to pull in and out under its own power without scissor lifts, generators, or power tools, and any amplified sound is limited to a small speaker within the trailer; and

Whereas, the applicant will not occupy the sidewalks, will manage any line with its 12 stanchions and field team, and committed to cutting the line and asking guests to return if it extends beyond the plaza footprint; and

Whereas, the applicant is coordinating with the Meatpacking BID, and noted it maintains a third-party risk assessment, in response to the committee's question about a worst-case crowd scenario given the World Cup finale; and

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

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Unilever Fresh Clubhouse 2 (Sponsor: The.Team)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Passed 35 Board Members in favor, 1 recusal (D. Raftery).

FYI / RENEWALS

27. 6.26.26 - Stonewall Day at Stonewall National Monument Visitor Center- 51 Christopher St. (Sponsor: Pride Live Inc.), Christopher St. bet. 7th Ave. So. & Waverly Pl. [full street closure-both]

28. 6.25.26 - The Door BAG Block Party (Sponsor: The Door- A Center of Alternatives), 6th Ave. bet. Broome & Spring Sts. full street closure-both]

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

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

Vote: Unanimous, 36 Board Members in favor.

San Gennaro Organizing Committee Meeting

Pursuant to our agreed upon plan before last year's Feast, organizers came to the June SAR Committee meeting to debrief 2025's event and look forward to 2026. Overall, all parties (including the attending public) were pleased with improvements in collaboration and communication before, after, and especially during the Feast, allowing for issues to be quickly addressed. Key takeaways from the meeting are as follows:

- Last year was an improvement in neighborhood disruption from the year prior (including issues like trash, noise, attendee behavior, setup and obstructions, etc.)
- Opportunities for improvements for next year include:
 - Monitoring of behavior and noise in and around Jersey Street
 - Addressing the disruption of the M1 bus route
 - Considering extending cleanup hours at the Feast's close
- CB2 Manhattan SAR Committee's desire for continued inclusion in the pre-Feast walkthrough with city agencies

Vote: Unanimous, 36 Board Members in favor.

STANDING COMMITTEE REPORTS WITHOUT RESOLUTIONS

LAND USE & HOUSING

Agenda: Review of agency responses to CB2's budget priorities for FY 2027 and begin planning for the District Needs Statement and Budget Priorities for FY 2028.

The Committee reviewed the agency responses to CB2's budget priorities for FY 2027 and came up with actions and follow-ups for each item. Below are the possible actions for different priorities.

- Leave an item as is and resubmit
- Meet with an agency so that they can explain their answer
- Copy the Deputy Mayor in charge of an agency
- Meet with an elected official who has shown interest in the item
- Bring an item to the attention of a Mayoral Office
- Meet with an expert on Loft Law
- Identify a funding source.

PARKS & WATERFRONT

Committee Vice Chair Susanna Aaron welcomed everyone and then introduced Robert Atterbury who provided updates on Hudson River Park projects, operations, and summer programming.

Projects

Pier 40 Capital Improvements

- Significant multi-year construction project underway at Pier 40 Work driven by expanded garage inspection requirements following New York City parking garage safety reforms.
- Project includes structural repairs, fire suppression systems, and life-safety upgrades affecting virtually all areas of the building.
- Estimated cost is in the tens of millions of dollars.
- Funding will include remaining proceeds from the 550 Washington air-rights transfer and other sources.
- Construction disruptions are expected over several years.

Pier 40 Athletic Fields

- Rooftop Field #1 is being fully resurfaced after deterioration of the turf.
- Goal is to reopen for the summer field season beginning June 15.
- Future plans include replacement of field lighting with modern LED systems.

- Demand for athletic field permits continues to far exceed available capacity.

Pier 51 Playground Renovation

- Playground equipment at Pier 51 is over 20 years old and has reached the end of its useful life.
- Project funded in part by:
 - \$100,000 from former State Senator Brad Hoylman.
 - \$250,000 from former Manhattan Borough President Mark Levine.
- Renovation delayed due to manufacturer delivery issues, so work has been postponed until fall to minimize disruption during the peak summer season.
- Water play features will remain available through most of the summer.

Summer Programming Highlights

Environmental & Educational Programs

- Wet Lab and Discovery programs available for all ages.
- Guided Gallery programming at Pier 57.
- Big City Fishing (catch-and-release) returns to Piers 26, 51, and 97.
- Science After Dark adult education events continue.
- Field trips and pop-up science education programs available throughout the park.

Fitness Programs

Free fitness offerings include:

- HIIT classes
- Conditioning training
- Yoga
- Pilates
- Iron Strength injury-prevention training
- Bike skills classes in partnership with Bike New York

Special Events

- Juneteenth celebration scheduled for June 18.
- Annual "Crab Week" environmental programming returns.
- Other seasonal cultural and recreational events planned throughout the summer.

Upcoming Large Events

FIFA World Cup

- Hudson River Park expects only limited impact from World Cup-related activities.
- Some soccer tournaments and small activations are planned.

July 4 International Naval & Aerial Review

- Major event featuring tall ships, naval vessels, and aerial demonstrations.
- Fleet will travel from the Verrazzano-Narrows Bridge to George Washington Bridge and back.
- Hudson River Park is expected to be a prime viewing location.
- Significant crowd management measures, access controls, and possible closures are anticipated.
- Details are still being coordinated with city agencies and NYPD.

Safety & Operations Update

Petty Theft

- Increase in thefts involving unattended bags and personal belongings.
- Visitors encouraged to keep possessions with them at all times.

Phone Payment Scams

- Reports of scammers requesting donations and manipulating payment apps after obtaining access to victims' phones.
- Public advised not to hand phones to strangers.

Gansevoort Peninsula Update

- Athletic fields remain heavily utilized and oversubscribed.
- Hudson Plate concession stand continues to receive positive feedback.
- Beer and wine service has been well received and has generated little controversy since implementation.

Little Island Discussion

- Little Island has not yet announced its summer season programming.
- Public attendee Coral Dawson reported hearing from a staff member that programming is expected to be announced at the end of June and run through July.

Actions / Follow-Up Items

- Hudson River Park Trust to share details on July 4 crowd management and access restrictions when finalized.
- Continue monitoring Pier 40 construction progress and field restoration.
- Follow updates regarding Little Island's summer programming announcement.
- Community members to check on plans to coordinate support for Father Fagan Park and Charlton Plaza stewardship following Dick Blodgett's passing.

Respectfully submitted,

Emma Smith, Secretary; Drishaan Jain, Assistant Secretary; Mark Diller, District Manager
Community Board #2, Manhattan

