

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



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.manhattancb2.org

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

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FULL BOARD MEETING AGENDA

DATE: Thursday, September 24, 2026
TIME: 6:30 PM
PLACE: In Person at the NYU Gould Welcome Center, 50 West 4th Street, and Remotely Via Zoom

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

II. ADOPTION OF AGENDA

III. REPORTS TO THE PUBLIC

1. Elected Officials' Reports
2. Borough President's Report
3. Chair's Report
4. Treasurer's Report
5. District Manager's Report

Andrew Chang
Valerie De La Rosa
Antony Wong
Mark Diller

BUSINESS SESSION

IV. APPROVAL OF THE JULY FULL BOARD MINUTES

V. RESOLUTIONS FROM STANDING COMMITTEES

1. Executive
2. Parks & Waterfront
3. SLA Licensing 1 & 2
4. Landmarks
5. Street Activities & Resiliency

Valerie De La Rosa
Rich Caccappolo
Donna Raftery
Chenault Spence
William Benesh

V. RESOLUTIONS VOTED UPON AT THE AUGUST EXECUTIVE COMMITTEE MEETING

1. Executive
2. Street Activities & Resiliency
3. SLA Licensing-1 and -2
4. Landmarks

Valerie De La Rosa
Will Benesh
Donna Raftery
Chenault Spence

VIII. REPORTS WITHOUT RESOLUTIONS

- N/A

IX. NEW BUSINESS

ADJOURNMENT

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



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

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

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Accounts

Street Fair Funds - Beginning July 1, 2025

Revenues

City Funds

Discretionary Funds - CM Marte

Street Fair Funds - FY26

Expenses

Personnel Services (PS)

Staff

Other Than Personnel Services (OTPS)

Equipment & Software / Copy Machine

Misc/Printing/Transportation

Postage

Professional Services

Space Rental

Supplies

Tech Subscriptions/Services

Balance

	Fiscal Yr Projection	Current
Street Fair Funds - Beginning July 1, 2025	\$ 78,319.00	\$ 78,319.00
City Funds	\$ 290,092.00	\$ 290,092.00
Discretionary Funds - CM Marte	\$ 5,000.00	\$ 5,000.00
Street Fair Funds - FY26	\$ 9,000.00	\$ 9,205.00
	\$ 382,411.00	\$ 382,616.00
Personnel Services (PS)		
Staff	\$ (238,920.00)	\$ (222,185.93)
Other Than Personnel Services (OTPS)		
Equipment & Software / Copy Machine	\$ (5,000.00)	\$ (8,452.42)
Misc/Printing/Transportation	\$ (1,000.00)	\$ (1,382.40)
Postage	\$ -	\$ -
Professional Services	\$ (40,000.00)	\$ (56,406.38)
Space Rental	\$ -	\$ (186.35)
Supplies	\$ (2,500.00)	\$ (4,554.57)
Tech Subscriptions/Services	\$ (10,000.00)	\$ (3,889.41)
	\$ (297,420.00)	\$ (297,057.46)
Balance	\$ 84,991.00	\$ 85,558.54

Revised: Sept 20, 2026

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Treasurer Report - Sept 2026
FY: July 1, 2026 to June 30, 2027

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Accounts

Street Fair Funds - Beginning July 1, 2025

Revenues

City Funds

Discretionary Funds - CM Marte

Discretionary Funds - CM Epstein

Street Fair Funds - FY26

Expenses

Personnel Services (PS)

Staff

Other Than Personnel Services (OTPS)

Equipment & Software / Copy Machine

Misc/Printing/Transportation

Postage

Professional Services

Space Rental

Supplies

Tech Subscriptions/Services

Balance

	Fiscal Yr Projection	Current
Street Fair Funds - Beginning July 1, 2025	\$ 74,850.00	\$ 74,850.00
City Funds	\$ 290,092.00	\$ 290,092.00
Discretionary Funds - CM Marte	\$ 5,000.00	\$ 5,000.00
Discretionary Funds - CM Epstein	\$ 3,500.00	\$ 3,500.00
Street Fair Funds - FY26	\$ 9,000.00	\$ -
	\$ 382,442.00	\$ 373,442.00
<i>Personnel Services (PS)</i>		
Staff	\$ (279,985.00)	\$ (23,740.42)
<i>Other Than Personnel Services (OTPS)</i>		
Equipment & Software / Copy Machine	\$ (8,000.00)	\$ -
Misc/Printing/Transportation	\$ (1,500.00)	\$ -
Postage	\$ -	\$ -
Professional Services	\$ (50,000.00)	\$ (2,415.00)
Space Rental	\$ -	\$ -
Supplies	\$ (5,000.00)	\$ -
Tech Subscriptions/Services	\$ (5,000.00)	\$ -
	\$ (349,485.00)	\$ (26,155.42)
Balance	\$ 32,957.00	\$ 347,286.58

Revised: Sept 20, 2026

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

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

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

[◀ November](#)

December 2026

[January ▶](#)

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

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EXECUTIVE COMMITTEE

Resolution in Support of Passing [Int 0303-2026](#), the "No More 24" Act and Eliminating the 24 Hour Work Day

Whereas:

1. New York State employs more than 210,000 home care workers (the single largest occupational group in New York City), who provide essential daily support to elderly individuals and people living with chronic health conditions or disabilities, enabling them to remain in their homes and communities with dignity;
2. Home care workers are predominantly women of color and immigrants who perform some of the most demanding and consequential labor in our society, and whose wellbeing is inseparable from the quality of care they are able to provide to their patients (view [2023 NYC Comptroller Report](#));
3. Under current New York State law, it is legal for home care agencies to assign workers to 24-hour shifts, compensating them for only 13 of those 24 hours, withholding pay for eight hours designated as sleep time and three hours designated for meals even when workers cannot realistically take uninterrupted rest or meals due to patient needs;
4. Workers have testified that they are routinely pressured by employers not to take breaks, that patients' needs frequently interrupt sleep, and that the conditions of 24-hour shifts have caused chronic insomnia, weight loss, physical injury, and lasting harm to their

health;

5. [Scientific evidence](#) demonstrates that prolonged wakefulness of 17 or more hours significantly impairs hand-eye coordination, decision-making, and memory, equivalent to a BAC of 0.05% at 17 hours or 0.10% at 24 hours, creating serious risks of injury not only to workers but to the patients in their care;
6. High turnover, burnout, and occupational illness among home care workers caused by 24-hour shifts threaten the continuity and quality of care for New York's most vulnerable residents, including those who depend on around-the-clock assistance;
7. [Int. 0303-2026](#), the "No More 24" Act — introduced in the New York City Council by Councilmember Christopher Marte — would prohibit home care employers from scheduling any employee for a shift longer than 12 hours, for consecutive 12-hour shifts, for shifts totaling more than 12 hours in any 24-hour period, or from assigning more than 56 hours per week to a home care employee, unless such employee consents to excess hours in writing. Employees would have the right to revoke their consent to work in excess of 56 hours per week.
8. A companion bill, [A3145A/S359A](#) of 2021-2022, was previously introduced in the New York State legislature, reflecting the urgency of this issue at the state level and the need for comprehensive protections for homecare workers across New York;
9. The No More 24 Act would additionally empower the NYC Department of Consumer and Worker Protection to investigate violations and impose penalties on employers who disregard workers' rights, providing meaningful enforcement mechanisms;
10. Home care workers, organizing with the Chinese Staff and Workers' Association, the Ain't I A Woman? (AIWA) Campaign, and allied organizations, have engaged in sustained protest at City Hall, including hunger strikes and sit-ins, to demand the passage of this legislation, demonstrating extraordinary determination and courage in the face of an intolerable status quo;
11. The demand to end 24-hour shifts is not new: legislation has been introduced in various forms since 2020, and workers have waited long enough for the basic protection of a humane workday;
12. The moral imperative to protect the health, dignity, and economic security of home care workers is clear, urgent, and long overdue; and,

13. In August 2026, United Nations experts [condemned the government-subsidised 24-hour workday system](#) for home care workers in New York City and sent a letter to the Governor, Mayor and NYC Council Speaker with these concerns, [warning that the 24-hour workday may amount to forced labor](#) as detailed in their [April 2026](#) report.

Therefore Be It Resolved, that Manhattan Community Board 2:

1. Expresses its full and unequivocal support for Int. 0303-2026, the "No More 24" Act, and urges the New York City Council to bring the bill to an immediate vote and pass it without delay;
2. Calls upon the Mayor of New York City to champion and sign the No More 24 Act into law, fulfilling commitments made to home care workers and honoring the dignity of their labor;
3. Urges the Governor of New York State and the New York State Assembly and Senate, to support state-level legislation to abolish 24-hour shifts for homecare workers statewide, ensuring that all workers — regardless of which borough or county they labor in — receive the same baseline protections;
4. Calls upon all home care agencies and employers to immediately cease scheduling workers for 24-hour shifts and to begin making workers whole for stolen wages, in advance of and in anticipation of the law's passage; and,
5. Stands in solidarity with the homecare workers who have risked their health through hunger strikes and endured bitter weather in sit-ins to demand justice, and commends their courage, perseverance, and moral clarity in fighting for a humane workday.

Vote: Unanimous, with 11 Executive Committee members in favor.

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PARKS & WATERFRONT COMMITTEE MEETING

September 9, 2026

The Parks & Waterfront Committee of Community Board 2, Manhattan, held its monthly meeting on Wednesday, September 9, 2026, in person at the Northwell Greenwich Village Hospital, 200 West 13th St, 6th Floor and via Zoom.

The meeting covered two topics:

1. Presentation and discussion of facilities and resources by representatives from the Department of Parks & Recreation (DPR) for the Recreation Center to be included in the proposed Hudson Mosaic affordable housing building to be constructed on a portion of the site at 388 Hudson Street.
2. Community input on the particular types of activities and events to be considered for inclusion as part of the programming at the 388 Hudson Street Rec Center.

Board Members Present: Rich Caccappolo (Chair); Susanna Aaron (Vice Chair); Nina Chen;; Shirley Secunda; Eddie Siegel; Frederica Sigel

Board Members Remote:

Board Members Absent With Notice: William Benesh; Chris Dignes; Benjamin Listman

Board Members Absent Without Notice:

Public Members Present: Sharon Woolums

Public Members Remote: Coral Dawson

Public Members Absent With Notice: Elizabeth Gilmore;

Public Members Absent Without Notice:

In total, 45 total people attended the meeting including CB2 Board Members Valerie De La Rosa (CB2 Board Chair), Katy Bordonaro, Carter Booth, Donna Raftery, Mar Fitzgerald, Jeannine Kiely and Sean Ryan and another 85+ people joined via zoom.

There was one resolution resulting from this meeting.

The meeting was convened to review DPR's plans for the proposed recreation center at the new affordable housing building to be constructed at 388 Hudson Street and solicit community input on its design, facilities and programming. Chair Rich Caccappolo started the discussion by reminding attendees that the Tony Dapolito Center was not on the agenda and that comments about it would therefore be curtailed.

Inclusion of the recreation center in the building is the result of long-term advocacy by CB2, with the Board having successfully secured its inclusion in the City's RFP for the Hudson Mosaic development. Representatives from the Department of Parks & Recreation (DPR), HPD and the developers and architects, led by DPR Manhattan Chief of Staff Steve Simon, emphasized that the design presented was conceptual and not final; community input will be used to refine the eventual facility and the programming that takes place in it.

Proposed facility

The conceptual plan is for a substantial, multi-story, modern recreation center at the base of the building on the northern section of the water tunnel site at 388 Hudson St. and the corner of Clarkson St. with spaces and features including

- Indoor six-lane pool suitable for competition and swim teams.
- Regulation (NCAA) gymnasium capable of tournaments and broad community use.
- Basketball and other court sports.
- Dedicated fitness, cardio and strength-training areas.
- Indoor running track.
- Flexible multipurpose rooms.
- Media/education space.
- Facilities for aquatics, after-school, summer camp and other Parks programming.
- Accessible, welcoming public entrance and connections between the recreation center and surrounding open space in the Hudson Houston Plaza which will be built on the south side of the lot).

The design is intended to maximize flexibility so that programming can evolve over time.

Note: It is expected that annual membership fees will follow guidelines in place throughout the City set by DPR: currently, access to public rec centers are free to children, \$100 per year for adults and \$25 per year for seniors.

The project may take up to five years to complete. The developers are responsible for physically constructing the Recreation Center to the design of DPR; DPR is responsible for funding its construction. The ownership structure is expected to be similar to a condominium: DPR will own the rec center floors, and HPD will own the floors above.

Community priorities: After the DPR presentation was completed, Committee and CB2 Board members posed questions and offered comments and then all attendees who wanted to provide commentary and ask questions (both in the room and on Zoom) were given time to do so. The testimony was broadly supportive of the recreation center and identified several priorities for the next stage of planning:

- Flexibility: Spaces should accommodate changing recreational interests and uses over time.
- Sports capacity: Adequate ceiling heights and configurations for activities such as badminton and other court sports.
- Extended hours: Consideration of seven-day operation and longer daily hours.
- Youth programming: Strong emphasis on after-school, summer and youth activities.
- Arts, education and technology: Support for multipurpose and educational uses beyond traditional athletics, e.g., dance classes, and a request that these services complement, and not duplicate, those available at nearby Hudson Park Library.

- Connection to surrounding open space: Opportunities to integrate the recreation center with Hudson-Houston Plaza (perhaps through the pool area) and nearby parks in the Charlton St. Corridor in terms of programming.
- Accessibility: The facility should be fully accessible and serve a broad cross-section of the community.
- Community involvement: Continued consultation as the conceptual design evolves.

The discussion specifically recognized that decisions about the physical structure—such as ceiling heights, room sizes and flexibility—are important to make now, even though detailed programming schedules may not be determined for several years.

DPR will hold a separate follow-up meeting on September 30th to allow for more questions and input on programming ideas.

In addition,

- The proposed recreation center will be part of the broader Hudson Mosaic development, which will combine a major public recreation facility with 100% affordable housing. CB2's Land Use Committee and Full Board discussed the design of the building in March, 2026 (though no resolution was written because they were waiting on responses to some questions posed to NYC HPD, DPR and the development team). Speakers at this Parks and Waterfront committee meeting repeatedly identified the combination as a significant public benefit. Several commenters specifically expressed support for moving forward with both the affordable housing and recreation components.
- Though committee leadership stated a reminder that the status and future of the Tony Dapolito Recreation Center was outside the scope of this particular meeting and would not be addressed in the resolution arising from it, a significant portion of public testimony still raised concerns about its future and how it might be used, including its full or partial potential preservation, funding and relationship to 388 Hudson. CB2 leadership reiterated points that have been made before: CB2 is on record stating that demolishing the building is not desired; DPR has pledged to come back with answers on what aspects of the building might be able to be saved; since the beginning of discussions about the Tony Dapolito site, DPR has expressed its commitment to keep the space for public recreation; to retain the Keith Haring mural; to re-open the outdoor pool and build the necessary facilities to support the pool [locker rooms, pump facilities, space for lifeguards, etc.].
- A future, broader discussion about the Dapolito Center is warranted and it should be heard not just by the CB2 Parks & Waterfront Committee, but by all CB2 committees involved in such decisions.

Respectfully submitted,

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

Resolution Supporting the Plan to Include a New Public Recreation Center in the Planned Affordable Housing Building to be Constructed at 388 Hudson Street

WHEREAS:

1. Community Board 2 has long advocated for the creation of a modern, full-service public recreation center at 388 Hudson Street.
2. As a result of that advocacy, the City incorporated a recreation center into the Hudson Mosaic development proposal, providing an important opportunity to deliver new public recreational infrastructure in a neighborhood with significant demand for active and community-oriented spaces.
3. The New York City Department of Parks and Recreation has presented a conceptual plan for a multi-story recreation center that would provide a broad range of public amenities, including an indoor six-lane swimming pool, regulation-sized gymnasium, basketball and other court facilities, fitness and strength-training areas, an indoor running track, multipurpose rooms, and spaces for educational, cultural and community programming.
4. The proposed facility would support a wide range of active recreation programming, including aquatics, youth and after-school programs, summer camp, fitness, sports, arts and other community activities.
5. The conceptual design provides an opportunity to create a flexible, modern facility capable of adapting to changing recreational needs and interests over time.
6. The proposed recreation center would be integrated with the Hudson Mosaic development, including substantial permanently affordable housing, thereby creating an important combination of public recreational infrastructure and affordable housing.
7. Community Board 2 strongly supports the continued development of the recreation center and recognizes the substantial public benefit that it would provide to current and future residents of the neighborhood.
8. Community members have provided constructive input regarding the importance of flexible recreational spaces, adequate dimensions and ceiling heights for a range of sports, accessible facilities, youth programming, educational and arts uses, connections to surrounding open space, and operating hours that maximize public access.
9. Community members have also highlighted the potential for significant benefits for the City As School public high school located next door to the proposed facility and are urging that all involved work to deliver on this opportunity.
10. A new open space is in the process of being created on the south side of the same water tunnel site (to be called the Hudson Houston Plaza) and integrating or connecting a section of it to the new recreation center and installing large windows between the DEP space and the inside of the

recreation center would be an attractive feature for both and could provide opportunities such as protected outdoor area programming for children and adults and maybe a sundeck accessible from the pool;

11. The Department of Parks and Recreation has emphasized that the design presented is conceptual and will continue to be refined based upon community input
12. Our committee finds the timetable (estimated at roughly five years) and any associated delays that could stretch it further to be troubling, because our community has already been without a public Recreation Center for five years.

THEREFORE BE IT RESOLVED THAT COMMUNITY BOARD 2, MANHATTAN:

1. Strongly supports the proposed recreation center at 388 Hudson Street and urges the City of New York, the Department of Parks and Recreation, HPD, and the Hudson Mosaic development team to continue moving the project forward toward realization.
2. Urges that the final design preserve the scale and breadth of recreational opportunities contemplated in the current concept, including a regulation-sized gymnasium, six-lane indoor pool, fitness and strength facilities, multipurpose spaces, and flexible areas capable of accommodating a broad range of sports and community programming while insisting on design and implementation of necessary safety procedures.
3. Requests that the final design serves all ages and a variety of physical needs incorporating the community's input regarding flexibility, accessibility, youth and family programming, sports requirements, educational and cultural uses, public meeting space and meaningful connections to surrounding public open space (including the new open space on the southern side of the lot which will be called the Hudson Houston Plaza as well as the James J Walker Park across Clarkson St.) and the schools in the area, especially City As School High School located next door.
4. Encourages the Department of Parks and Recreation to continue meaningful community engagement as the details of the design and programming plan are developed, recognizing that decisions made at the design stage should provide sufficient flexibility to accommodate future recreational needs.
5. Requests full transparency with respect to the funding of the project and any related trade-offs with other Parks and open space projects in the City.
6. Insists that DPR share the timing for the DDC contracted engineering study on the Dapolito Recreation Center building, first promised at our Aug 2025 Committee meeting.
7. Strongly supports the integration of the recreation center with the Hudson Mosaic affordable housing development and recognizes the combined provision of permanently affordable housing and a high-quality public recreation facility as a significant benefit to the neighborhood and the City. Easy access to the adjacent park site and seven-day-a-week operation is also critical.
8. Urges the City and all relevant agencies to maintain momentum toward completion of the 388 Hudson development and recreation center, recognizing that our community public recreation

center has been closed for 5 years and was outdated and limited for several years before closing, and to ensure that the facility ultimately delivers the full public recreational benefit envisioned by the community and reflected in the proposed plan without unnecessary delay.

Vote: Unanimous

DRAFT

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SLA LICENSING COMMITTEE 1

The SLA Licensing Committee #1 of Community Board 2, Manhattan, held an in person, non-hybrid meeting at 6:30 PM on Tuesday, September 8 2026 at Lenox Health Greenwich Village, 200 West 13th Street.

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

Committee Board Members Present arriving late: Carter Booth, Kate Bostock

Committee Board Members Absent with Notice: Cormac Flynn

Other Board Members Present: Alec Pruchnicki

RESOLUTIONS:

1. **Bobby Lou's Enterprises Inc. dba Baby John's Pizzeria 191 Grand St 10013** (OP–Restaurant) (*renotification to add outdoor seating, heard April/2026*)
 - i. **Whereas**, the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #1 to add outdoor seating to an on-premises, transfer application they presented to CB2M in [April/2026](#) which CB2M unanimously recommended be approved; and
 - ii. **Whereas**, the Applicant waited to file the transfer application with the New York State Liquor Authority until NYC DOT permitted the outdoor seating to the prior Licensee in order for it to be included with the transfer application, the specifics of the outdoor seating not being presented or included with the April/2026 liquor license application; and
 - iii. **Whereas**, the instant application is to add a total of 30 seats to the licensed premises; the sidewalk café consists of 3 tables and 6 seats with service to the sidewalk café being through the French doors from the interior of the licensed premises and a roadway café consisting of 12 tables and 24 seats, both located on Mulberry Street; and
 - iv. **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 CB2M having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
 - v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the SLA and agreed would be attached and incorporated into the method of operation of the On-Premises Restaurant License, with those stipulations as follows:

1. Premises will be advertised and operated as a full-service family restaurant serving Italian food, paninis and desserts with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 11 AM to 12 AM Sunday through Thursday and 11 AM to 2 AM Friday and Saturday. No patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
 4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café and roadway café operating on Mulberry Street under the Dining Out NYC program consisting of not more than 3 tables and 6 seats on the sidewalk and 12 tables and 24 seats in the roadbed. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 5. Sidewalk and roadway café will close no later than 11 PM. All tables and chairs will be secured at this hour. There will be no host stands, bus or service stations on the sidewalk or in the roadbed. No exterior music, speakers or TVs.
 6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences any time.
 7. Will have no more than two (2) television(s) no larger than 55". There will be no projectors and TV will operate in "closed caption" mode only without sound.
 8. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 9. Will not make changes to the existing façade except to change signage or awning.
 10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 11. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
 12. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 13. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
 14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 15. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this location, there being **90 active licensed premises** and 18 pending licenses within 750 ft. of the premises proposed to be licensed according to LAMP, the agreed upon hours and stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for an On-Premises Restaurant liquor license in the name of **Bobby Lou's Enterprises Inc dba Baby John's Pizzeria 191 Grand St 10013** unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the "method of operation" of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor (5 board members)

2. **Bobby Lou's Enterprises In dba The Caffe Palermo 148 Mulberry St 10013** (OP–Restaurant)
(renotification to add outdoor seating, heard April/2026)
- i. **Whereas**, the Applicant and the Applicant's attorney appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #1 to add outdoor seating to an On-Premises, transfer application they presented to CB2M in [April/2026](#) which CB2M unanimously recommended be approved; and
 - ii. **Whereas**, the Applicant waited to file the transfer application with the New York State Liquor Authority until NYC DOT permitted the outdoor seating to the prior Licensee in order for it to be included with the transfer application, the specifics of the outdoor seating not being presented or included with the April/2026 liquor license application; and
 - iii. **Whereas**, the instant application is to add a total of 14 seats to the licensed premises; the sidewalk café consists of 2 tables and 4 seats on the sidewalk and a roadway café consisting of 5 tables and 10 seats, both located on Mulberry Street; and
 - iv. **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 CB2M having heard from numerous block associations that they are adamantly opposed to any roadbed seating which requires an FDNY waiver; and
 - v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the SLA and agreed would be attached and incorporated into the method of operation of the On-Premises Restaurant License, with those stipulations as follows:
 - 1. Premises will be advertised and operated as a full-service Italian restaurant and dessert café with the kitchen open and menu items available until closing every night.
 - 2. The hours of operation will be 10:30 AM to 2 AM Sundays through Saturdays (7 days a week) with the exception of during the Feast of San Gennaro when the premises may remain open until 4 AM. No patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
 - 4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a sidewalk café and roadway café operating on Mulberry Street under the Dining Out NYC program consisting of not more than 2 tables and 4 seats on the sidewalk and 5 tables and 10 seats in the roadbed. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 - 5. Sidewalk and roadway café will close no later than 11 PM. All tables and chairs will be secured at this hour. There will be no host stands, bus or service stations on the sidewalk or in the roadbed. No exterior music, speakers or TVs.
 - 6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences any time.
 - 7. Will have no more than one (1) television no larger than 55". There will be no projectors and TV will operate in "closed caption" mode only without sound.
 - 8. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress
 - 9. Will not make changes to the existing façade except to change signage or awning.

10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 13. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
 14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
 15. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this location, there being **84 active licensed premises** and 18 pending licenses within 750 ft. of the premises proposed to be licensed according to LAMP, the agreed upon hours and stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Restaurant liquor license in the name of **Bobby Lou’s Enterprises Inc dba The Caffe Palermo 148 Mulberry St 10013** **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor (5 board members)

3. Luxpizzaca LLC dba The Ray Ban House 62 Prince St 10012 (WBC–Restaurant)

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for Restaurant Wine license to operate an Italian restaurant and café located within the new Ray-Ban flagship store in the entirety (ground floor and mezzanine) of a two (2)-story commercial building (c. 2004) on the southwest corner of Prince and Lafayette Streets, (Block #496 / Lot #18), the building falling within NYC’s SoHo-NoHo Mixed Use District; and
- ii. **Whereas**, the ground floor premises is approximately 2,155 sq. ft., with 1,800 sq. ft. on the ground floor and 355 sq. ft. in the mezzanine; there will be 19 tables and 50 seats and one bar with four seats on the ground floor for a total interior seated occupancy of 54 persons, the mezzanine will be part of the licensed premises and used as a VIP showroom for Ray-Ban products, there is an exterior patio area located within the property line with 8 tables and 18 seats for a total overall seated occupancy of 72 persons and a legal occupancy of approximately 74 persons, there are two entrances serving as both patron ingress and egress on Prince Street (one through the storefront and one through the patio area), one emergency exit and two (2) bathrooms; the storefront infill having operable doors on both Prince and Lafayette Streets which will close at 10 PM every night; and
- iii. **Whereas**, the Applicant’s hours of operation will be 8 AM to 11 PM Sundays through Saturdays (7 days a week) with the exception of private events, which are limited to 6x/year, when the premises will close not later than 12 AM; music will be recorded background music only from

iPods/CDs/streaming services; there will be no TVs, no DJ's or live music, no promoted events or scheduled performance, no cover fees and no security personnel/doormen; and

- iv. **Whereas**, the premises to be licensed has most recently been licensed with an On-Premises liquor license from approximately 2007 to 2025 under Sengupta Food Services LLC dba Soho Park (Lic ID #0340-23-132717); the Applicant met with nearby residents and agreed to several stipulations with them including that any outside operations on the exterior patio or any future sidewalk café would close not later than 10 PM, that the restaurant closing time would be 11 PM outside of the six private events per year and that all restaurant grease collection would be done in the daytime/morning hours and not at night; and
- v. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being 61 active licensed premises and an additional 6 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; the Applicant having met with nearby residents and reached an agreement on hours and method of operation; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the new Restaurant Wine license, with those stipulations as follows:
 - 1. Will be advertised and operated as a full-service Italian restaurant located within the Ray-Ban flagship store with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 8 AM to 11 PM Sundays through Saturdays (7 days a week) with the exception of special events when the restaurant may close not later than 12 AM. Special events are limited to not more than 6x/year. All patrons will be cleared and no patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. Will not operate any outdoor area for commercial purposes except for patio seating located within the property line consisting of 8 tables and 18 seats. All outdoor patrons will be seated.
 - 5. Will close patio seating at 10 PM every night. There will be no speakers in the exterior patio and no speakers on the interior placed by the operable doors to the patio and facing out to the patio.
 - 6. There is no sidewalk or roadbed seating included with this application. Any future exterior seating will close at 10 PM nightly.
 - 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, including doors going out to patio and patio roof, at 10 PM every night, allowing only for patron ingress and egress.
 - 10. All grease collection will be done in the morning hours. There will be no grease collection done in the evening hours.
 - 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.
18. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that CB2M recommends denial of the application for a new Restaurant Wine license for **Luxpizzaca LLC dba The Ray Ban House 62 Prince St 10012** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor (7 board members)

4. Luxpizzaca LLC dba The Ray Ban House 62 Prince St 10012 (OP–Restaurant)

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant liquor license to operate an Italian restaurant and café located within the new Ray-Ban flagship store in the entirety (ground floor and mezzanine) of a two (2)-story commercial building (c. 2004) on the southwest corner of Prince and Lafayette Streets, (Block #496 / Lot #18), the building falling within NYC’s SoHo-NoHo Mixed Use District; and
- ii. **Whereas**, the ground floor premises is approximately 2,155 sq. ft., with 1,800 sq. ft. on the ground floor and 35, sq. ft. in the mezzanine; there will be 19 tables and 50 seats and one bar with four seats on the ground floor for a total interior seated occupancy of 54 persons, the mezzanine will be part of the licensed premises and used as a VIP showroom for Ray-Ban products, there is an exterior patio area within the property line with 8 tables and 18 seats for a total overall seated occupancy of 72 persons and a legal occupancy of approximately 74 persons, there are two entrances serving as both patron ingress and egress on Prince Street (one through the storefront and one through the patio area), one emergency exit and two (2) bathrooms; the storefront infill having operable doors on both Prince and Lafayette Streets which will close at 10 PM every night; and
- iii. **Whereas**, the Applicant’s hours of operation will be 8 AM to 11 PM Sundays through Saturdays (7 days a week) with the exception of private events, which are limited to 6x/year, when the premises will close not later than 12 AM; music will be recorded background music only from iPods/CDs/streaming services; there will be no TVs, no DJ’s or live music, no promoted events or scheduled performance, no cover fees and no security personnel/doormen; and
- iv. **Whereas**, the premises to be licensed has most recently been licensed with an On-Premises liquor license from approximately 2007 to 2025 under Sengupta Food Services LLC dba Soho Park (Lic ID #0340-23-132717); the Applicant met with nearby residents and agreed to several stipulations with them including that any outside operations on the exterior patio or any future sidewalk café would close not later than 10 PM nightly, that the restaurant closing time would be 11 PM outside of the six private events per year and that all restaurant grease collection would be done in the daytime/morning hours and not at night; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the new On-Premises Restaurant liquor license, with those stipulations as follows:

1. Will be advertised and operated as a full-service Italian restaurant located within the Ray-Ban flagship store with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 8 AM to 11 PM Sundays through Saturdays (7 days a week) with the exception of special events when the restaurant may close not later than 12 AM. Special events are limited to not more than 6x/year. All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate any outdoor area for commercial purposes except for patio seating located within the property line consisting of 8 tables and 18 seats. All outdoor patrons will be seated.
 5. Will close patio seating at 10 PM every night. There will be no speakers in the exterior patio and no speakers on the interior placed by the operable doors to the patio and facing out to the patio.
 6. There is no sidewalk or roadbed seating included with this application. Any future exterior seating will close at 10 PM nightly.
 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, including doors going out to patio and patio roof, at 10 PM every night, allowing only for patron ingress and egress.
 10. All grease collection will be done in the morning hours. There will be no grease collection done in the evening hours.
 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.
 18. 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 **61 active licensed premises** and 6 pending licenses within 750 ft. of the premises proposed to be licensed according to LAMP, the Applicant having gained the support of the nearby residents with the agreed upon hours and stipulations, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that CB2M recommends denial of the application for a new On-Premises Restaurant liquor license for **Luxpizzaca LLC dba The Ray Ban House 62 Prince St 10012** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor (7 board members)

5. **103-105 MacDougal, LLC fka Entity to be formed by Justin Weitz 103-105 MacDougal St 10012 (OP–Restaurant)**
- 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 full-service neighborhood restaurant and cocktail bar centered on elevated French bistro and American tavern cuisine in the ground floor of a seven (7)-story mixed-use building (c. 1902) on MacDougal Street between Minetta Lane and Bleecker Street (Block #542/Lot #49), the building being a block through building between MacDougal and Minetta Streets and falling within NYC’s LPC designated South Village Historic District; and
 - ii. **Whereas**, the ground floor premises is approximately 8,000 sq. ft. with approximately 6,000 sq. ft. on the ground floor connected via an interior stairway to 2,000 sq. ft. in the basement with no patron use of the basement; there will be 49 tables and 146 seats and three (3) bars with 27 seats for a total seated occupancy of 173 persons; there are two (2) entrances on MacDougal Street serving as both patron ingress and egress, one (1) emergency egress on Minetta Street and three (3) patron bathrooms; there are existing operable doors on MacDougal Street that open out to the sidewalk; there is no outdoor seating included with this application or planned for in the future; and
 - iii. **Whereas**, the proposed hours of operation will be 10 AM to 2 AM Sundays through Saturdays; music will be recorded background music only from iPods/CDs/streaming services with the exception of private events/parties (not more than 6x/year) which may have DJs at background levels; there will be no TVs, no live music, no promoted events or scheduled performance, no cover fees and no security personnel/doormen; and
 - iv. **Whereas**, the premises to be licensed has most recently been licensed with an On-Premises Restaurant liquor license as Pappas OG LLC dba The Original Pappas Taverna (Lic ID #0340-22-105503), that Applicant having come before CB2M in [October/2020](#) and receiving a significant amount of opposition to their application from community members living near and adjacent to the premises due to the 4 AM closing hours, DJs and entertainment level music presented in the written application; that Applicant immediately conceding that their intention was to operate a full service restaurant with closing hours of 2 AM, that the Minetta Street doors would be used strictly for emergency egress only and that any use of DJs would be to curate background level music and signed stipulations with CB2M that became part of their liquor license reflecting that method of operation; the local community having filed complaints about Pappas OG LLC method of operation not conforming to the stipulations, with music being heard by the neighboring residents including those on Minetta Street, that music was not at background levels, that the premises did not operate as a full service restaurant in the later hours; the New York State Liquor Authority filing multiple disciplinary charges against Pappas OG LLC (case #CS-25-11858) including failure to conform to application, failure to supervise and unauthorized alterations, which will be heard at the upcoming 9/23/2026 full board hearing of the NYSLA (agenda item 09/23/2026-087), the Administrative Law Judge sustained all charges and the licensee did not submit a letter of controversion; there is also an open ECB violation from 2/16/2023 (#39079893Y) for operating without a Place of Assembly permit; and
 - v. **Whereas**, the Principal of the instant application, who holds another liquor license in CB2M (WF1 LLC dba Sip and Guzzle, Lic ID #0340-23-161609), conducted outreach to local residents who were most directly impacted by the actions of the prior occupant of the premises, including the Minetta Street Block Association, and agreed to a number of stipulations with them including that the premises will operate at all times as a full-service restaurant with a cocktail bar; that the rear door opening onto

Minetta Street will be used for emergency egress only and will be equipped with an alarmed push bar; that, as a condition of the Applicant's lease, the rear façade facing Minetta Street will be repaired in accordance with NYC Landmarks Preservation Commission requirements; and that soundproofing measures will be undertaken to ensure that music is not audible to residents of Minetta Street or to residents of the building in which the licensed premises is located; and

- vi. **Whereas**, the Applicant originally requesting a 3 AM closing Thursdays to Saturdays and DJs, concerns being raised by both CB2 and area residents regarding the negative impacts of the later hours and the introduction of DJs where one was never permitted before, the premises being significantly larger than the surrounding licensed premises and likely becoming a destination establishment in a heavily licensed residential area and therefore its impact during the late night hours being dramatic due to the capacity of the premises and corresponding late-night activity; prior to 2020, the premises had been operated as a fairly quiet, community-oriented restaurant that only occasionally had people in there later at night; in response to these concerns, the Applicant agreeing to a 2 AM closing every night and to limit the use of DJs to background level music and only during private parties which were limited to 12x/year; and
- vii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new On-Premises Restaurant liquor license, with those stipulations as follows:
1. Will be advertised and operated as neighborhood restaurant and cocktail bar with the kitchen open and modified late night full restaurant menu available until closing every night.
 2. The hours of operation will be 10 AM 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, 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. Patron ingress/egress to the establishment will be through MacDougal Street only. There will be no patron or staff use of the Minetta Street doors. Minetta Street doors will be for emergency egress only and equipped with push bar/alarm system.
 6. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time .
 7. Will have not more than 12 private parties/events per year. A DJ may be used during private parties/events using the existing sound system only which will remain at the pre-set background levels at all times.
 8. Will soundproof the premises and test the sound system prior to opening with both residents of the building and residents living adjacent to and across from the premises on Minetta Street to ensure the premises is sufficiently soundproof and the proper limiters are in effect on the sound system.
 9. Will ensure there is a clause in the lease requiring that the façade on Minetta Street is repaired in compliance with all NYC Landmark Preservation Commissions regulations.
 10. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
 11. Will have staff monitor Minetta Street to make sure there is no undesirable activities in the rear of the premises.
 12. Will not have televisions or projectors.
 13. Will close all doors and windows at 10 PM every night on MacDougal Street, allowing only for patron ingress and egress.
 14. Will not install or have French doors, operable windows or open facades on Minetta Street

15. Will not have patron occupancy/service to any portion of the basement of licensed premises.
16. Will not make changes to the existing MacDougal Street façade except to change signage, awning, paint colors and/or lights and will comply with all NYC Landmark Preservation Commission regulations.
17. Will comply with NYC Department of Buildings Regulations and will obtain Place of Assembly Certificate and keep current at all times required Permits and Certificates.
18. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.”
19. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
20. Will not have: dancing, DJs (outside of private parties/events), live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
21. 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.
22. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.
23. Will appear before CB2M for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

viii. Whereas, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this location, there being **137 active licensed premises** and 14 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 **103-105 MacDougal, LLC fka Entity to be formed by Justin Weitz 103-105 MacDougal St 10012** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor (7 board members)

6. Fellini Soho Corp dba Fellini 120 Thompson St 10012 (WBC–Tavern) (previously unlicensed)

- i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Committee #1 to present an application to the NYS Liquor Authority for a new Tavern Wine license to operate a daytime coffee shop and evening wine and dessert bar on the ground floor of a six (6)-story tenement-style residential building (c. 1904) on the residential block of Thompson Street between Prince and Spring Streets (Block #502/Lot #16), the building falling within NYC LPC’s designated Sullivan-Thompson Historic District; and
- ii. Whereas**, the storefront premises is roughly 300 sq. ft.; there will be three (3) tables with eight (8) seats and one (1) bar with seven (7) for a total interior patron occupancy of 15 seats and there is approved roadbed seating operating under NYC’s Dining Out NYC program consisting of 4 tables and 10 seats for a combined total seating of 25 seats; there is one (1) entryway serving as both patron ingress and egress and one (1) bathroom; the Applicant had previously altered the fixed storefront window to an operable window that opens out to the sidewalk to be used for take-out coffee service; and

- iii. **Whereas**, the hours of operation will be from 7 AM to 9 PM Sundays through Saturdays (7 days a week); there will be no dancing, DJs, no live music, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and
- iv. **Whereas**, the previously unlicensed premises had been operating as The Hat Shop from 1995 to approximately 2022 when its lease was not renewed and they moved to Sullivan Street, the principal of The Hat Shop being a [long-standing pillar of the community](#); and
- v. **Whereas**, the Applicant has been operating at the location since approximately November/2023, having appeared before CB2M in October/2023 for a similar application which CB2M recommended be denied based on the fitness and character of the Applicant as outlined in CB2M's [October/2023](#) resolution; the NYSLA denying the liquor license application at the [10/30/2024 full board meeting](#) (agenda item 10/30/2024-041) following the Applicant having received a temporary permit for the service of beer and wine at the location, the majority of the issues regarding the Applicant's inability to abide by stipulations and follow the rules at his establishments having to do mostly with the service of alcohol to outdoor seating areas at the various locations and not conforming to the rules of the temporary or permanent outdoor dining regulations, current and past, which included having his premises closed and padlocked by the New York City Department of Consumer Affairs (NYC DCA) for sidewalk café violations under the previous sidewalk café program pre-covid, cutting those padlocks off during the padlock period imposed by the NYC DCA from the premises doors and resuming business, serving alcohol in roadbed structures when the outdoor seating was not included in the demised licensed premises and had not yet been approved, making unauthorized alterations and storing and serving alcohol in unlicensed areas; and
- vi. **Whereas**, following the disapproval by the NYSLA of the Tavern Wine license at the location of the instant application, the Applicant has, to the knowledge of CB2M, been abiding by the rules – they have not been serving alcohol, have been operating with closing hours of 9 PM and has worked to control the take-out coffee line that still continues to form at their take-out window daily; and
- vii. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being **78 active licensed premises** and an additional 7 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the public interest standard of the 500 Foot Rule; the method of operation and hours being reasonable, the Applicant yet again stating that he has matured further and is expanding his business and understands the importance of complying with the rules and regulations of both the NYC Dining Out NYC program and the NYSLA, despite having repeatedly made those same claims in the past, CB2M has not received complaints regarding the operations at this specific location since the denial of their Tavern Wine license in October/2024; and
- viii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the new Tavern Wine license, with those stipulations as follows:
 - 1. Will be advertised and operated as a coffee shop and café with less than a full kitchen but will serve food during all hours of operation.
 - 2. The hours of operation will be 7 AM to 9 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 outdoor area for commercial purposes except for a roadway café operating under the Dining Out NYC program consisting of not more than 4 tables

and 10 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. Roadway café will close no later than 9 PM. All tables and chairs will be secured at this hour. There will be no host stands, bus or service stations on the sidewalk or in the roadbed. No exterior music, speakers or TVs.
6. No sidewalk seating.
7. Service of alcohol will be by waitstaff only. There will be no service of alcohol through the “to-go” coffee window.
8. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
9. Will not have televisions.
10. Will close all doors and windows at 9 PM every night, allowing only for patron ingress and egress.
11. Will have staff monitor any coffee lines to ensure the clear path of the sidewalk remains clear for pedestrian passage.
12. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
16. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
17. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2M recommends denial of the application for a new Tavern Wine license for **Fellini Soho Corp dba Fellini 120 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.

Vote: Unanimous in favor (7 board members)

7. Jori LLC dba Chiqui 170 Thompson St 10012 (OP–Restaurant)

- 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 Mexican restaurant in the ground floor of a six (6)-story mixed-use building (c. 1899) on the residential block of Thompson Street between Bleecker and East Houston Streets (Block #525/Lot #35), the building falling within NYC LPC’s designated South Village Historic District; and
- ii. **Whereas**, the ground floor premises is approximately 1,640 sq. ft.; there will be 20 tables and 50 seats and one (1) bar with 14 seats for a total seated occupancy of 64 persons and a legal occupancy of 74 persons; there is one (1) main entrance serving as both patron ingress and 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 11 AM to 12 AM Sundays through Wednesdays and 11 AM to 1 AM Thursdays through Saturdays; their intention is to have both lunch and dinner service from inception of the restaurant, music will be recorded background music only from iPods/CDs/streaming services; there will be no TVs, no dancing, DJ's or live music, no promoted events or scheduled performance, no cover fees and no security personnel/doormen; there is no back yard or other outdoor area including sidewalk and/or roadway seating included with this application nor any plans to have outdoor seating; and
- iv. **Whereas**, the premises to be licensed has most recently been licensed with an On-Premises Restaurant liquor since approximately 1999 under Red Clam LLC dba Lupa (Lic. ID #0340-23-131648, exp 8/31/2027); 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 Mexican restaurant specializing in dishes from Hidalgo, Mexico with the kitchen open and modified late night full restaurant menu available until closing every night.
 2. The hours of operation will be 11 AM to 12 AM Sundays through Wednesday and 11 AM to 1 AM Thursdays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time .
 6. Will have not more than 12 private parties/events per year.
 7. Will not have televisions.
 8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 9. Will 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 **103 active licensed premises** and 11 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 **Jori LLC dba Chiqui 170 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 in favor (7 board members)

- 8. 11 Howard St Leaseco LLC fka 11 Howard OpCo LLC dba 11 Howard Hotel, The Lounge & The Library 11 Howard St aka 138 Lafayette St 10013 (OP-Hotel) (Transfer, Lic ID #0343-22-130941)**
 - 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 Hotel liquor license to operate a 14-story international hotel on the southwest corner of Lafayette and Howard Streets (Block #209/ Lot #19), the building falling within the Special SoHo-NoHo Mixed Use District; and
 - ii. Whereas,** the hotel is approximately 112,900 sq. ft.; there is a ground floor restaurant that is not part of the licensed premises but shares bathrooms with the 2nd floor licensed premises; the guest hotel rooms are located on floors 3 through 14; and
 - iii. Whereas,** the Applicant supplying a color-coded diagram of the 2nd floor licensed areas but did not specify sq. ft. for the 2nd floor Lounge and Library areas, the 2nd floor in its entirety being 8,800 sq. ft.; the hotel will operate 24/7, the 2nd floor Library area will operate from 6 AM to 11 PM daily, the 2nd floor Lounge area will operate from 6 AM to 4 AM daily; music in all areas of the licensed premises had previously been recorded background music at all times, there was no dancing, no DJs, no live music, promoted events, any event where a cover fee is charged or scheduled performances; and
 - iv. Whereas,** in December/2015 the previous Licensee (Soho Hotel Owner, Lic ID #0343-22-130941) appeared before the full board of the NYSLA for a change in method of operation to the 12th floor corner suite terrace, the terrace being 800 sq. ft. and part of a two bedroom guest suite, the NYSLA placing a condition on the license that the 12th floor terrace close at 1 AM to everyone aside from the registered hotel guest of that room; and
 - v. Whereas,** the instant application being a transfer application with the Applicant stating there were no changes to the method of operation but also stating that the 12th floor terrace suite would be used for private events, that method of operation contrary to the method of operation placed upon the current Licensee by the NYSLA in December/2015 with the room operating as a hotel guest room and the terrace as an amenity to the registered guest; the instant application also including DJs and live music on the 2nd floor, the Applicant having done no outreach to the local residents or block association regarding any changes in method of operation, instead sending an email stating that “Ennismore intends to maintain the established character and existing hours of the hotel and its food and beverage operations”; the Applicant being unaware that the method of operation they were presenting was contrary to the current method of operation and local residents being unaware that any changes to the current method of operation were being proposed; and

- vi. **Whereas**, the Applicant was presented with the option of either laying the application over to do outreach to the local community for any changes to the current method of operation or signing a stipulation agreement reflecting the current method of operation with the ability to return at a future date to make any changes to that agreement if need be; and
- vii. **Whereas**, the Applicant has **not** executed the stipulation agreement, nor have they requested to lay the application over in order to engage in discussion with the local community regarding changes to the current method of operation; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new On Premise Hotel liquor license for **11 Howard St Leaseco LLC fka 11 Howard OpCo LLC dba 11 Howard Hotel, The Lounge & The Library 11 Howard St aka 138 Lafayette St 10013**; and

BE IT FURTHER RESOLVED that should this application be considered by the NYSLA, CB2M respectfully requests that this item be calendared to appear before the Full Board of the NYSLA; and

BE IT FURTHER RESOLVED that if this application is considered by the NYSLA, despite CB2, Manhattan's recommendation to deny this application, CB2M requests that the following stipulations be attached and incorporated into the method of operation of the On-Premises Hotel liquor license, with those stipulations as follows:

1. Will be advertised and operated as a full-service hotel with separate bistro and lounge areas on the 2nd floor.
2. The hours of operation will be 6 AM to 11 PM daily for the 2nd floor Library/Bistro/New Gym, 6 AM to 4 AM daily for the 2nd floor Lounge/Upper Lobby. The large 12th floor terrace will be used as an accessory to a guest hotel room with a 1 AM closing for anyone aside from the registered hotel guest(s).
3. Will operate as a full-service hotel with food available in all areas until closing every night.
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 aside from in hotel rooms.
7. Will not have any exterior speakers or permit guests to bring speakers onto the exterior terrace areas.
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 outside of access to hotel terraces.
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 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.

Vote: Unanimous in favor (7 board members)

9. 337B West Broadway, LLC dba Mezcal & Amaro, 337B W. Broadway 10013 (OP – Tavern)
(previously unlicensed) (renotification, appearance waived)

- i. **Whereas**, the Applicant originally appeared before Community Board 2, Manhattan’s (CB2M) SLA Committee #1 via video conference in [December/2021](#) and [August/2023](#) to present an application to the NYS Liquor Authority for an On-Premises Tavern liquor license for a coffee shop and cocktail lounge located on the ground floor of a two (2)-story commercial building (ca. 1910) on West Broadway between Grand and Broome Streets (Block #475/Lot #1) located in NYC’s LPC designated SoHo-Cast Iron Historic District; and
- ii. **Whereas**, the Applicant re-appeared before CB2M in [December/2025](#) in conjunction with a renotification of the August/2023 application due to a variety of delays, including construction, in the filing of the application for an On-Premises Tavern liquor license; the instant application being another renotification, there again being no changes to the method of operation or principals, the Applicant again re-signing the stipulation agreement with CB2M; and
- iii. **Whereas**, at all previous full board meetings CB2M unanimously recommended approval of the On-Premises Liquor license for 337B West Broadway LLC; and
- iv. **Whereas**, the premises is roughly 1,070 sq. ft.; there will be 10 tables with 27 seats and one (1) bar with 10 seats for a total patron occupancy of 37 seats; there is one (1) entryway which serves as patron ingress and egress and one (1) patron bathroom; and
- v. **Whereas**, the hours of operation will be from 7 AM to 2 AM Sundays through Saturdays (7 days a week); all doors and windows will be closed by 10 PM nightly; music will be quiet background only consisting of music from iPod/CDs; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; there will be no outdoor seating either on the sidewalk or in the roadway; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the new On-Premises Tavern liquor license, with those stipulations as follows:
 1. Premises will be advertised and operated as a coffee shop and cocktail lounge.
 2. The hours of operation will be 7 AM 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 operate with less than a full service kitchen but will serve food during all hours of operation.
 4. Will not operate as a 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 quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences anytime.
 7. Will not have televisions.
 8. Will have not more than four (4) private parties/year.

9. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 10. Will not make changes to the existing façade except to change signage or awning.
 11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 14. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades.
 15. 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.
 16. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.
- vii. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this location, there being **54 active licensed premises** within 750 ft. and 6 pending licenses 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 **337B West Broadway, LLC dba Mezcal & Amaro, 337B W. Broadway 10013**, unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous in favor (7 board members)

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

- 10. 26 Bond Street Retail LLC dba Jac’s on Bond 26 Bond St 10012 (OP–Restaurant) (Change in Method of Operation)**

Whereas, prior to this month’s Community Board 2, Manhattan’s SLA #1 Licensing Committee Meeting on September 8, 2026, the Applicant requested to withdraw this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the NYSLA deny any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any **26 Bond Street Retail LLC dba Jac’s on Bond 26 Bond St 10012** until the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application

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

Vote: Unanimous in favor (7 board members)

11. 357 W Broadway LLC dba Pearl Box 357 West Broadway 10013 (OP–Restaurant) (Alteration, Change in Method of Operation)

Whereas prior to this month’s Community Board 2, Manhattan’s (CB2M) SLA #1 Licensing Committee Meeting on September 8, 2026, the Applicant’s Attorney requested to lay over this application to October/2026 and will resubmit the application for both the Alteration and Change in Method of Operation for consideration at a future CB2M SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that CB2M strongly recommends that the NYSLA deny any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **357 W Broadway LLC dba Pearl Box 357 West Broadway 10013** until the Applicant has presented their application in front of CB2M’s SLA Licensing Committee and CB2M has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2M should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (7 board members)

12. Gammon Cafe LLC dba 7 Spring St Cafe 7 Spring St 10012 (OP–Tavern) (Method of Operation)

Whereas prior to this month’s Community Board 2, Manhattan’s (CB2M) SLA #1 Licensing Committee Meeting on September 8, 2026, the Applicant’s Attorney requested to lay over this application to October/2026 and will resubmit the application for both the Alteration and Change in Method of Operation for consideration at a future CB2M SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that CB2M strongly recommends that the NYSLA deny any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Gammon Cafe LLC dba 7 Spring St Café 7 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 in favor (7 board members)

13. Wegman’s Food Markets Inc 770 Broadway 10003 (OP–Restaurant) (Alteration)

Whereas prior to this month’s Community Board 2, Manhattan’s (CB2M) SLA #1 Licensing Committee Meeting on September 8, 2026, the Applicant’s Attorney requested to lay over this application to October/2026 and will resubmit the application for both the Alteration and Change in Method of Operation for consideration at a future CB2M SLA Licensing Committee meeting prior to any filings with the NYSLA

should they proceed; and

THEREFORE, BE IT RESOLVED that CB2M strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **Wegman's Food Markets Inc 770 Broadway 10003** **until** the Applicant has presented their application in front of CB2M's SLA Licensing Committee and CB2M has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2M should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (7 board members)

14. Parkatkims LLC 119 Elizabeth St 10013 (WBC–Tavern) (Catering facility) (*previously unlicensed*)

Whereas, prior to this month's Community Board 2, Manhattan's SLA #1 Licensing Committee Meeting on September 8, 2026, the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the NYSLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing **Parkatkims LLC 119 Elizabeth St 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (7 board members)

15. Robillo Holdings LLC dba Wide Shut 99 W Houston St, cellar 10012 (OP–Tavern) (Corporate Change)

Whereas prior to this month's Community Board 2, Manhattan's (CB2M) SLA #1 Licensing Committee Meeting on September 8, 2026, the Applicant's Attorney requested **to lay over** this application to October/2026 and will resubmit the application for a Corporate Change 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 **Robillo Holdings LLC dba Wide Shut 99 W Houston St, cellar 10012** **until** the Applicant has presented their application in front of CB2M's SLA Licensing Committee and CB2M has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2M should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor (7 board members)

Respectfully submitted,

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

DRAFT

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

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SLA LICENSING COMMITTEE 2

The SLA Licensing Committee #2 of Community Board 2, Manhattan, held an in person, non-hybrid meeting at 6:30 PM on Thursday, September 10, 2026 at Lenox Health Greenwich Village, 200 West 13th Street.

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

Committee Board Members Present arriving late: C. Booth

Committee Public Member Present: L. Veldhuis

Committee Public Member Absent with Notice: B. Ely

Other Board Members Present: Alec Pruchnicki

RESOLUTIONS:

1. **Temiani LLC dba Champion Pizza 2 W 14th St 10011 (RW)** (Alteration: DONYC–Sidewalk) (Lic. ID #0240-24-105390)
 - i. **Whereas**, the Applicant appeared and will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add a sidewalk café consisting of 16 seats in total as part of the Dining Out NYC program to their licensed premises; and
 - ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their Restaurant Wine liquor license in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 8 tables and 16 seats on West 14th Street between 5th and 6th Avenues
 2. Hours of operation for the Dining Out NYC sidewalk café will be from 10 AM to 10 PM Saturdays through Sundays.
 3. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.

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

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the alteration to the existing Tavern Wine liquor license for **Temiani LLC dba Champion Pizza 2 W 14th St 10011** to add seating under the Dining Out NYC program **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

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

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

- i. **Whereas**, 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 Restaurant Wine license to operate a full service Dominican restaurant on the ground floor of a two (2)-story mixed-use building (c. 1901) on Hudson Street between Dominick and Spring Streets (Block #579/Lot #002), the building falling within NYC’s Special Hudson Square District; and
- ii. **Whereas**, the ground floor premises is approximately 733 sq. ft.; there will be five (5) tables 20 seats and one (1) food counter with 9 seats for a total seated occupancy of 29 persons; there is one (1) entrance serving as both patron ingress and egress and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there is no outdoor seating included with the application and no plans to have outdoor seating in the future; and
- iii. **Whereas**, the proposed hours of operation will be from 7:30 AM to 6 PM Sundays through Saturdays (7 days a week); music will be quiet background only consisting of music from iPod/CDs/streaming services; there is one (1) television operation with no sound (in closed caption mode); there will be no dancing, no DJs, no live music, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no security or doormen; and
- iv. **Whereas**, the premises to be licensed was mostly recently operated and licensed with a Restaurant Wine license under the name Masster Rest Corp dba Tauro Restaurant (Lic ID #0240-23-140680) from approximately 2010; and
- v. **Whereas**, there already are a number of licensed establishments in the immediate area, there being **30 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, the Applicant having other licensed premises within CB2M; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the new Restaurant Wine license, with those stipulations as follows:
 1. Will be advertised and operated as full-service Dominican restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 7:30 AM to 6 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 have no more than one (1) television 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 install or have French doors, operable windows or open facade
9. Will not make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
12. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
13. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
14. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.
15. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that CB2M recommends denial of the application for a new Restaurant Wine license for **Dominican Kitchen Corp dba Tauro Rest 284 Hudson St 10013** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "method of operation" of the NYSLA liquor license.

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

3. Taco 232 Bleecker LLC dba Santo Taco 232 Bleecker St 10014 (WBC–Tavern)

- 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 a neighborhood taqueria serving a simple menu of tacos on the ground floor of a six (6)-story mixed-use building (c. 1901) on the southwest corner of Bleecker and Carmine Streets (Block #527/Lot #72), the building falling within NYC LPC's designated Greenwich Village Historic District Extension II; and
- ii. **Whereas**, the ground floor premises is approximately 2,821 sq. ft. with approximately 1,307 sq. ft. on the ground floor and 1,514 sq. ft. in the cellar, the cellar connected by two sidewalk hatches with no patron use; there will be 12 tables 22 seats and one (1) bar with no (0) seats for a total seated occupancy of 22 persons; there is one (1) entrance serving as both patron ingress and egress, one (1) emergency egress and one (1) bathroom; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; the Applicant will be applying for sidewalk seating consisting of 6 tables and 17 seats under the Dining Out NYC program; and
- iii. **Whereas**, the proposed hours of operation will be from 11:30 AM to 11:30 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; and

- iv. **Whereas**, the premises to be licensed was mostly recently operated and licensed with a Restaurant Wine license under the name of Dig Inn 232 Bleecker St LLC dba Dig on Bleecker (Lic ID # 0240-23-142056) from approximately 2019 to 2025 which operated with a pre-Covid, DCWP approved sidewalk café with closing hours of 10 PM Sundays to Thursdays and 11 PM Fridays and Saturdays; and
- v. **Whereas**, there already are a number of licensed establishments in the immediate area, there being **139 active licensed premises** and an additional 12 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of Beer and Wine only and thus not subject to the 500 Foot Rule; the method of operation and hours being reasonable, the Applicant having other licensed premises within CB2M; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the new Tavern Wine license, with those stipulations as follows:
 - 1. Will be advertised and operated as a premium neighborhood taqueria serving a simple menu of tacos focused on authentic and high quality ingredients.
 - 2. The hours of operation will be 11:30 AM to 11:30 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 outdoor area for commercial purposes except for a sidewalk café operating under the Dining Out NYC program consisting of not more than 6 tables and 17 seats on Carmine Street. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 - 5. Sidewalk café will close no later than 10 PM Sundays to 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. No exterior music, speakers or TVs.
 - 6. No sidewalk seating on Bleecker Street and no roadbed seating on either Bleecker or Carmine Streets.
 - 7. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 - 8. Will not have televisions.
 - 9. Will have not more than two (2) private parties per year.
 - 10. Will not have lines on the sidewalk to ensure the sidewalk clear path is maintained at all times. Should there be a collaboration or other similar event that causes lines to form on the sidewalk the sidewalk café will be reduced, if needed, to accommodate any lines.
 - 11. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 - 12. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 - 13. Will not install or have French doors, operable windows or open facades.
 - 14. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
 - 15. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.

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

THEREFORE BE IT RESOLVED that CB2M recommends **denial** of the application for a new Tavern Wine license for **Taco 232 Bleecker LLC dba Santo Taco 232 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.

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

4. Connoisseur Hospitality LLC 232 W 14th St 10011 (OP–Tavern)

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Tavern liquor license to operate an upscale cocktail lounge in the basement of a five (5)-story mixed-use building (ca. 1900) on West 14th Street between 7th and 8th Avenues (Block #618/Lot #17); and
- ii. **Whereas**, the basement premises is approximately 2,700 sq. ft. with 1,600 sq. ft on the basement floor and 1,100 sq. ft. in the cellar, the cellar being accessed via an interior stairway with no patron use of the cellar; there will be 11 tables and 32 seats and one (1) bar with 11 seats for a total seated occupancy of 43 persons; there is one (1) entrance serving as both patron ingress and egress, one (1) emergency egress and two (2) 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 3 PM to 12 AM Sundays through Thursdays and 4 PM to 2 AM Fridays and Saturdays; music will be recorded music from iPods/CDs/streaming services; there will be not more than one (1) TV that will be used during private parties/events only, no DJs, no live music no dancing, no promoted events or scheduled performance and no cover fee; there will be security nightly; there will be no use of the rear yard by patrons or staff at any time; and
- iv. **Whereas**, the premises to be licensed was mostly recently operated and licensed with an On-Premises Restaurant liquor license under the name of 232 W 14 Restaurant Corp dba CK14 The Crooked Knife (Lic ID #0340-22-105895) from approximately 2010 to 2023; CB2M heard an On-Premises liquor license application for 232 14th St LLC in [January/2023](#) for the premises proposed to be licensed which CB2M recommended be denied, the NYSLA issuing a temporary permit to 232 14th St LLC in October/2023 but later denied the application at the March 13, 2024 full board meeting; and
- v. **Whereas**, the Applicant did outreach to the immediate neighbors whose main issue in the past had been with illegal use of the rear yard and noise travelling to their apartments from the rear door and windows, the Applicant agreeing to not use the rear yard for patrons or staff and to keeping all doors and windows closed at all times, in addition to installing new soundproofing; and

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

1. Will be advertised and operated as an upscale cocktail bar.
2. The hours of operation will be 3 PM to 12 AM Sundays through Thursdays and 4 PM to 2 AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
3. Will not operate as a 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 music and music from a juke box. No music will be audible in any adjacent residences at any time.
6. Will have no more than one (1) television no larger than 54" that will be used during private parties / corporate events only and not on a regular basis. There will be no projectors.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. There will be no use of the rear yard by patron or staff including for garbage storage.
9. Door to the rear yard will be used for emergency egress only and will be an alarmed door.
10. Will have staff monitor the front entry to ensure there is no congregating on the sidewalk or in the below-grade entryway and will ensure the below-grade area is not used for patron and/or staff smoking.
11. Will not have patron occupancy/service to any portion of the cellar of licensed premises.
12. Will not install or have French doors, operable windows or open facades.
13. Will not make changes to the existing façade except to change signage or awning 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 or velvet ropes or metal barricades.
18. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
19. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.
20. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

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 **59 active licensed premises** and 4 pending licenses within 750 ft. of the premises proposed to be licensed according to LAMP, the agreed upon hours and stipulations being reasonable, the 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 **Connoisseur Hospitality LLC 232 W 14th St 10011** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations

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

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

5. Johnson Pollheimer Hospitality LLC 29 7th Ave S 10014 (OP–Restaurant)

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant liquor license to operate a casual American diner/French rotisserie restaurant on the ground floor of seven (7)-story mixed-use building (c. 1998) on 7th Avenue South between Morton and Leroy Streets (Block #586 / Lot #45); and
- ii. **Whereas**, the ground floor premises is approximately 3,000 sq. ft., with 1,500 sq. ft. on the ground floor and 1,500 sq. ft. on the basement, the basement being connected by an interior stairway; there will be 20 tables and 62 seats and one bar with 13 seats on the ground floor and 7 tables and 28 seats and one (1) bar with five (5) seats for a total seated occupancy of 108 persons, there is one (1) main entrance serving as both patron ingress and egress, another entrance on 7th Avenue South that will be used to access a future sidewalk café, one (1) emergency exit and two (2) patron bathrooms; there are existing operable French doors across the entirety of the storefront premises that open out onto the sidewalk; there is no outdoor seating included with this application, the Applicant stating they are in the process of filing for sidewalk seating with NYC DOT; and
- iii. **Whereas**, the Applicant’s hours of operation will be 8 AM to 11 PM Sundays through Thursdays and 8 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 velvet ropes or metal barricades, no security personnel or doormen; concerns were raised that there was no community input from either the Morton Street Block Association or the Central Village Block Association which are usually active with licensees in the area, the Applicant stating they had done outreach and will follow up with outreach to them specifically, CB2M not having received any correspondence from either block association in support or opposition to the application; and
- iv. **Whereas**, the premises to be licensed has most recently been licensed with an On-Premises Restaurant liquor license from approximately 2011 to the present Raro Inc dba (Lic ID #0340-22-113802, exp 4/30/2028); 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 casual American diner / French rotisserie restaurant serving lunch and dinner with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 8 AM to 11 PM Sundays through Thursdays and 8 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. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.
 5. Any future outdoor seating will be on the sidewalk and follow all rules and regulations of the Dining Out NYC program and will close not later than 10 PM Sunday through Thursday and 11 PM Fridays and Saturdays. No patrons will remain after stated closing hour. No exterior music, speakers or TVs. There will be No roadbed seating.
 6. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 7. Will not have televisions.
 8. Will do adequate soundproofing in the premises to ensure the restaurant operations do not cause a disturbance to the upstairs residents.
 9. Will close all doors and windows at 10 PM, allowing only for patron ingress and egress.
 10. Will not make changes to the existing façade except to change signage or awning.
 11. Will comply with NYC Department of Buildings Regulations and obtain Place of Assembly Certificate and keep current at all times required Permits and Certificates.
 12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 14. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
 15. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
 16. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein including for change in method of operation/alteration to add any sidewalk, roadbed or other outdoor seating.
 17. Will appear before CB2, Man. for an 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 **96 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 **Johnson Pollheimer Hospitality LLC 29 7th Ave S 10014** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

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

6. **RH NY MP F&B LLC dba RH NY The Gallery in the Historic Meatpacking District 9-19 9th Ave 10014** (OP–Restaurant) (Class change) (Change in Method of Operation) (Alteration)
 - i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for a Class Change from a Restaurant Wine license to an On Premises Restaurant

liquor license to continue to operate a full-service restaurant, as well as a Change in Method of Operation to extend the hours of the interior 5th floor restaurant from 12 AM daily to 1 AM daily and an Alteration to remove floors 1 through 4 from the licensed premises; and

- ii. **Whereas**, the Applicant is the leaseholder of the entirety of the approximately 70,000 sq. ft., five (5)-story commercial building (ca. 1889, altered 2015) located on the southwest corner of 9th Avenue and Little West 12th Street (Block #645/Lot #49), the building falling within NYC LPC's designated Gansevoort Market Historic District; floors 1–4 of the building are used as Restoration Hardware's furniture gallery and showroom, the 5th floor/rooftop is approximately 10,273 sq. ft. with approximately 4,124 sq. ft. consisting of the enclosed interior area and 6,149 sq. ft. being the exterior terrace; and
- iii. **Whereas**, there will continue to be 36 tables and 130 seats and one service bar with no seats on the interior restaurant and 23 tables and 110 seats on the exterior restaurant terrace for a total occupancy of 240 persons; there are two (2) entrances used for patron ingress and egress and two (2) patron bathrooms; the interior restaurant hours of operation will be from 9 AM to 1 AM Saturdays through Sundays (7 days a week), music will be from iPods/CDs/streaming services at conversational levels only; there will be no TVs, no DJs or live music (aside from special events/parties) no promoted events or scheduled performance, no cover fees and no velvet ropes or metal barricades, no security personnel or doormen; and
- iv. **Whereas**, the 5th floor exterior terrace hours of operation will be from 9 AM to 12 AM Saturdays through Sundays (7 days a week), all patrons will be seated and service will be from waitstaff, music on the exterior will be from iPod/CD/streaming services at conversational quiet background levels only at all times with small speakers placed within the planters, all music on the exterior rooftop will continue to end not later than 8 PM every night, inclusive of any private parties or events; and
- v. **Whereas**, the Applicant came before CB2M in [March/2017](#) for its Restaurant Wine license, including licensing the entirety of the building, which CB2M unanimously recommended be denied as the Applicant was unwilling to sign stipulations with CB2M premises to be licensed; the Applicant appeared again in [June/2020](#) for an alteration application which CB2M again unanimously recommended be denied and which was determined at a full board hearing of the NYSLA on November 24, 2020 with certain conditions placed on the license including the hours for exterior operations and music on the 5th floor rooftop; the Applicant having done outreach to the local community groups for the instant application, a member of the local community speaking in support of the application, pointing out the early problematic history with the Applicant while stating that there have not been issues with the use of the rooftop and supporting the application with the request that there be no changes to the current method of operation aside from the extension of interior hours – especially to the volume level and hours of music on the exterior 5th floor terrace; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the new On-Premises Restaurant liquor license, with those stipulations as follows:
 - 1. Will be advertised and operated as a full-service restaurant on the 5th floor/rooftop of the furniture gallery with the kitchen open and full menu items available until closing every night. Floors 1–4 of the premises will not be licensed for the service of alcohol.
 - 2. The hours of operation will be 9 AM to 1 AM Saturdays through Sundays (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 outdoor area for commercial purposes except for exterior seating on the 5th floor/ rooftop consisting of 23 tables and 110 seats. All patrons will be seated and service will be by wait staff.
 5. Exterior seating on the rooftop will close no later than 12 AM. No patrons will remain after stated closing time. Music will be from iPod/CD/streaming services at conversational quiet background levels only at all times. Speakers will be small speakers placed within the planters. No DJs or live music on the exterior rooftop at any time. All music on the exterior rooftop will end not later than 8 PM every night, inclusive of any private parties or events.
 6. There is no sidewalk or roadbed seating.
 7. Will play recorded background music from iPods/CDs/streaming services at conversational levels only.
 8. There may be up to four (4) special events/private parties per year at which time there may be a DJ or live music. The DJ or live music will end by 11 PM. No DJs or live music on the exterior 5th floor/rooftop.
 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 make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
 12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 14. Will not have: dancing, DJs or live music (outside of private parties/events), promoted events, any event where cover fee is charged, velvet ropes or metal barricades.
 15. 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 **45 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, CB2M receiving no letters or comments in opposition to the application, 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 **RH NY MP F&B LLC dba RH NY The Gallery in the Historic Meatpacking District 9-19 9th Ave 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.

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

7. **432 Sixth Avenue Restaurant LLC dba Gusi Restaurant 432 6th Ave 10011 (OP–Restaurant)**
(Change in Method of Operation)
 - i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for a Change in Method of Operation to their On-Premises Restaurant liquor license (Lic ID #0340-26-

0146388) for a full-service restaurant serving Eastern European and Eastern Mediterranean food and craft cocktails in the ground floor and mezzanine of a three (3)-story commercial building (c. 1968) on 6th Avenue between West 10th and West 9th Streets (Block #537/Lot #5), this building falling within NYC LPC's designated Greenwich Village Historic District; and

- ii. **Whereas**, the change in method of operation sought is to be able to have DJs and live music 2x/week on the first floor of the licensed premises and to install operable windows across the entirety of the ground floor front façade; the Applicant stating that music will remain at background levels and that the live music might be an accordion player or similar and would be unamplified with no brass or percussion; and
- iii. **Whereas**, the Applicant originally appeared in [January/2025](#) for their On-Premises liquor license at which time both the Applicant and their attorney made a point of the fact that music would be background only, that there were no DJs, no live music, no operable doors or windows and just recorded background music at all times; the Applicant at the time saying they were planning to operate an all-day café with coffee in the morning followed by lunch and then open for dinner around 4 PM; the Applicant having opened at the location in May/2026 with dinner service only, their website prominently advertising booking special events and offering a private floor that “can accommodate up to 70 guests”; concerns being raised that the addition of DJs, live music AND operable windows are all the things that have a negative impact on the residential community, there being residents above and adjacent to the licensed premises with the location being on 6th Avenue across an open triangle area on Greenwich Avenue where sound travels directly across 6th Avenue to the residents on Greenwich Avenue, CB2M having received a letter from the West 10th Street and Greenwich Avenue Neighbors supporting the application **as long as there are no operable windows**, and that there have been issues in the past with sound traveling into the residents on Greenwich Avenue from musicians randomly playing music on the steps of the adjacent premises; CB2M suggesting it would be better for the Applicant to have sidewalk seating than to install operable windows so that any music from the interior of the restaurant remains inside while providing the Applicant the opportunity to have an exterior presence; and
- iv. **Whereas**, CB2M's SLA Committee voting to recommend denial of the application unless the Applicant would remove the operable windows from the application and that if the Applicant wanted to increase the number of days per week for the live music and DJs and not limit it to the first floor of the licensed premises the Committee would be open to that, seeing it as preferable to adding operable windows as the activities of the interior premises would not extend to the outside; the Applicant agreeing to remove the operable windows from the application, saying they would like to have DJs or live music 3x/week and will likely return in the future to add sidewalk seating to the licensed premises; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M which will be incorporated into the “method of operation” of their liquor license, with those stipulations as follows:
 - 1. The premises will be advertised and operated as a full-service Eastern European restaurant with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be Sundays from 11 AM to 12 AM, Mondays 9 AM to 12 AM, Tuesdays through Fridays from 9 AM to 1 AM and Saturdays from 11 AM to 1 AM (last call is at 11:30 PM Sundays and Mondays and 12 AM Tuesdays 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. There is no roadbed or sidewalk seating included with this application.
5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. There may be live music **OR** DJs up to 3x/week at background levels. Live music will be acoustic / unamplified, no brass or percussion and no microphones. DJs will be plugged into the existing sound system and music will remain at background levels. Music will be played at background levels so as not to cause a disturbance to any adjacent or nearby residents.
6. Will have more than 12 private parties/events per year.
7. Will not have televisions.
8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
9. Will not install or have French doors, operable windows or open facades.
10. Will ensure doorway to the common hallway is an alarmed door to prevent patron and employee access aside from in case of emergency.
11. Will not have patron occupancy/service to any portion of the basement of licensed premises.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. There will be no “bottle service” on the sale of bottles of alcohol except for the sale of bottles of wine products.
16. Will be open to the public at all times.
17. Will not have dancing, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel / doorman.
18. 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.
19. Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.
20. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the Change in Method of Operation application to their On-Premises Tavern liquor license in the name of **Felix 432 Sixth Avenue Restaurant LLC dba Gusi Restaurant 432 6th Ave 10011** **unless** the statements presented by the Applicant are accurate and complete and that the conditions agreed to by the Applicant remain incorporated into the “method of operation” of the NYSLA liquor license.

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

8. SH Resto NYC Corp 418 W 13th St 10014 (OP-FP Club)

- i. **Whereas**, the Applicant and Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for a new For Profit Members Club liquor license to operate a For Profit Members Club in the ground floor of a three (3)-story commercial building (ca. 1902) on West 13th Street between Washington Street and 9th Avenue (Block #645 / Lot #29), the building falling within NYC LPC’s designated Gansevoort Market Historic District; and
- ii. **Whereas**, the ground floor premises, which has not been licensed for the service of alcohol in about 15 years, is approximately 2,278 sq. ft., there will be 16 tables and 65 seats and one (1) bar with 7

seats for a total seated occupancy of 72 persons, there is one (1) main entry which will serve as member ingress and egress and is shared with the adjacent restaurant and an additional doorway for emergency egress and two (2) bathrooms; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there is no outdoor seating included with this application; and

- iii. **Whereas**, the Applicant's proposed hours of operation will be 11 AM to 2 AM Sundays through Wednesdays and 11 AM to 4 AM Thursdays through Saturdays; music will be recorded background music from iPods/CDs/streaming services and from DJs at entertainment levels; there will be no TVs, no live music, no promoted events or scheduled performance, and no cover fees; and
- iv. **Whereas**, the Applicants appeared before CB2M in [February/2026](#) to present an application for a Mexican restaurant in the adjacent storefront located within the same building which CB2M unanimously recommended be approved and for which the liquor license is currently pending (Lic ID # NA-0340-26-108114); the instant application sharing the doorway for ingress and egress with the adjacent restaurant with all patrons entering into a large vestibule and being directed to either the restaurant on the west or members club on the east; and
- v. **Whereas**, materials provided to CB2M state that the premises proposed to be licensed will operate as a private Members Club that caters to the creative community, providing a "curated sanctuary where art, culture and commerce intersect as a space dedicated to cultivating and connecting the next generation of New York City icons. The space will have laptops and iPads for working along with a full Pantone color library and creative software (Adobe) to assist in creative endeavors," yet the diagrams and mock-ups provided show only lounge-style seating with banquets and low chairs and a bar area, there are no conference or meeting rooms or regular height tables, the Applicants stating both during a call with area residents and to CB2M that there are no workstations, conference rooms or anything similar, they can provide a laptop but they are not planning for any portion of the space to be used as an actual work space; the actual method of operation being a safe place for creatives to connect, network and build community, additionally saying they will be collaborating with local businesses, such as Google that has multiple offices in the immediate area, to do special showcasing to their members on subjects such as how to use Google Pixel its fullest, creative potential, or fashion collaborations where there are small, intimate presentations on site, yet, again, there are no conference or meeting rooms – only lounge seating through the entirety of the premises proposed to be licensed; and
- vi. **Whereas**, the Applicants are also the principals of Toronto-based restaurant [Silent H](#) which has a separate lower-level late night agave cocktail lounge, called [Aitch](#), an invitation-only lounge featuring globally renowned DJs, the diagrams provided for the instant application also having the name Aitch on them, the late night method of operation for the proposed premises to be licensed being similar in nature albeit for members only; and
- vii. **Whereas**, there are currently three (3) private Members Clubs within a block of the premises proposed to be licensed – Chez Margaux (Lic ID #0349-24-130363) which is across the street to the east, SoHo House (Lic ID #0349-23-126996) immediately around the corner on 9th Avenue and Seven24 Collective (Lic ID #0349-24-100160) at the end of the block at the corner of 13th Street and 9th Avenue located within the Gansevoort Hotel – there is another private Members Club approximately 1,000 ft away (San Vincente West Village, Lic ID # 0349-25-101516) and the upcoming expansion of the UK-based private Members' Club Annabels, who recently purchased the entire building on 9th Avenue between 13th and 14th Streets across from the Gansevoort Hotel and within 500' of the premises proposed to be licensed which is reportedly planned to open in 2027–2028; and

- viii. Whereas,** the area where the premises proposed to be licensed is located is known as the Meatpacking District and is a heavily touristed area with the Whitney Museum, The High Line and Little Island located within blocks of the premises, all of which draw many visitors to the district daily, the continuous proliferation of new private members clubs in this area is creating a Private Member's Club district in New York, which is what this immediate area and block is becoming and does not serve the public interest of the local or larger community, where the daily visitors need places that they can go to in the evening, the instant application not providing public access at a time when there is much talk about affordability and access to being able to do things in New York and this is just one more place that will be exclusive to its members only and not open to the public in a district that has rebranded itself as welcoming to all and which is at the forefront of public placemaking including many initiatives welcoming all to the area; and
- ix. Whereas,** there are also concerns about the addition of yet more for-hire vehicles in the immediate area, the proposed method of operation not serving the many people already visiting the area but instead bringing in more people that will arrive by for-hire vehicle in the evening and early morning hours in particular where, due to traffic calming measures and creating a more pedestrian-friendly district through active pedestrian focused initiatives including removing traffic lanes and closing street, the roads, including 9th Avenue and 13th Street are essentially a single traffic lane, often congested, leading to honking of horns any time there is activity in the area; 13th Street being a one-way street westbound, the entry onto 13th Street being from 9th Avenue which is the only northbound route through and out of the district and is a single lane, where cars wanting to access the proposed Members Club need to turn west onto 13th Street, where SoHo House, Chez Margaux and Catch restaurant are located and which already have an abundance of for-hire vehicles congesting the corner on busy evenings, go past them and travel mid-block to drop off members; the Applicants proposing including for-hire vehicle service as part of the Members Club benefits that will drop members off on Washington Street to avoid the 9th Avenue / 13th Street intersection and ask that they walk the half block of 13th Street to access the premises, that Washington Street location already has a taxi area for The Standard Hotel which also frequently has for-hire vehicles taking up space in the "No Standing" areas on Washington Street, there is little direct route to that drop off location due to the direction of travel in the District, it also seeming unlikely that people who pay a membership fee will want to be walking to reach the Members Club; in addition there is limited parking available in the area with limited metered parking to handle the number of visitors that drive in, especially in the evening and weekends, as well as limited parking garages that quickly fill up at all times; the Applicant's adjacent restaurant with an occupancy of approximately 200 persons will be drawing more vehicles down the block, in addition CB2M recently recommended approval of an On-Premises Restaurant application across the street at 423 West 13th Street with an occupancy of 100 persons, further adding to the evening traffic; and
- x. Whereas,** this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by adding yet another private Members Club on a block that already has three private Members Clubs with another on the way, the late night activities further exacerbating the existing traffic issues in the early morning hours leading to honking which causes a significant disturbance to residents that abut the area, it being unrealistic to think that the Members will be walking to and from the venue, especially in the evening; the immediate area already being saturated with private Members Clubs in addition to other licensed premises; and

THEREFORE BE IT RESOLVED that CB2M recommends denial of the application for a On-Premises Tavern liquor license for **SH Resto NYC Corp 418 W 13th St 10014**; 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 in favor (7 board members, 1 public member)

9. Pyramid Effect LLC dba Fellini 176 7th Ave South 10014 (OP–Restaurant) (Class Change) (Alteration)

- i. Whereas,** the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for a Class Change from a Restaurant Wine license (Lic ID #0240-23-139578, exp. 8/31/2027) to an On Premises Restaurant liquor license to continue to operate a full-service pizzeria restaurant which, in its original application to the NYSLA, combined multiple ground floor storefronts located within a two-story mixed-use building (circa 1922) on 7th Avenue South and Waverly Place between Perry and West 11th Streets (Block #613/Lot #68), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. Whereas,** the premises is approximately 1,200 sq. ft. with no basement with 13 tables and 38 seats and one (1) bar with six (6) seats for a total interior seated occupancy of 44 persons, the exterior has been renovated to install French doors running along the entire 7th Avenue South front façade, opening up the entire storefront interior to the public sidewalk in front, additionally a large service window was installed in the southernmost corner of the premises at the intersection of Waverly Place and 7th Avenue South (not part of the licensed premises); and
- iii. Whereas,** the hours of operation are from 8 AM to 12 AM Sundays through Thursdays and 8 AM to 1 AM Fridays and Saturdays; music will be quiet recorded background only, the French doors will be closed by 10 PM every night, there are no TVs, no DJs or live music, no promoted events, no events with a cover fee, no scheduled performances, no security personnel or doormen; and
- iv. Whereas,** there was significant objection and opposition to the original license application that this application seeks to change when the application was initially presented to CB2M in October/2022 due to the character and fitness of the Applicant who has an extensive negative history within CB2M, with CB2M recommending denial of the application and asking that it be called up by the Members of the Authority, the Authority issued the Restaurant Wine license in mid/late 2023 without calling the application up before the Members; in November/2024 the Applicant’s attorney appeared before CB2M with an alteration application to move a customer bar which CB2M unanimously recommended be denied for the reasons outlined in that resolution; in October/2025 the Applicant submitted an application to CB2M for an alteration application to add the sidewalk seating that is part of the instant application which CB2M again recommended be denied; that application was calendared for the NYSLA full board meeting on March 12, 2026, the Applicant withdrawing the application during the meeting; and
- v. Whereas,** the majority of the issues regarding the Applicant’s inability to abide by stipulations and follow the rules at his establishments having to do mostly with the service of alcohol to outdoor seating areas at the various locations and not conforming to the rules of the temporary or permanent outdoor dining regulations, current and past, which included having his premises closed and padlocked by the New York City Department of Consumer Affairs (NYC DCA) for sidewalk café violations under the previous sidewalk café program pre-covid, cutting those padlocks off during the padlock period imposed by the NYC DCA from the premises doors and resuming business, serving alcohol in roadbed and sidewalk structures when the outdoor seating was not included in the demised licensed premises

and had not yet been approved at multiple locations, making unauthorized alterations and storing and serving alcohol in unlicensed areas; and

- vi. **Whereas**, following the withdrawal of the alteration application in October/2025 in addition to the October/2024 disapproval by the NYSLA of the applicant's Tavern Wine license at 120 Thompson Street, the Applicant has, to the knowledge of CB2M, been abiding by the rules – they have been abiding by the conditions placed on their license by the NYSLA and have been abiding by the rules at their three locations in CB2M; and
- vii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the On-Premises Restaurant liquor license, with those stipulations as follows:
1. Will be advertised and operated as an full-service Italian pizzeria restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 8 AM to 12 AM Sundays to Thursdays and 8 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 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 6 tables and 24 seats. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams. Sidewalk café seating that is part of the unlicensed, take-out coffee window will be delineated as separate and distinct from the delineated sidewalk café associated with the licensed premises.
 5. Sidewalk café will close no later than 11 PM. All tables and chairs will be secured at this hour. There will be no host stands, bus or service stations on the sidewalk or in the roadbed. No exterior music, speakers or TVs.
 6. No roadbed seating.
 7. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 8. Will not have televisions.
 9. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 10. Will have not more than 24 private parties per year.
 11. Will not make changes to the existing façade except to change signage or awning.
 12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 15. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances or velvet ropes or metal barricades., security personnel or doormen.
 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.
- viii. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this

location, there being **64 active licensed premises** and 2 pending licenses within 750 ft. of the premises proposed to be licensed according to LAMP, the agreed upon hours and stipulations being reasonable, CB2M recognizing the effort the Applicant has made over the past nine months or so at his locations to demonstrate the he can follow the rules imposed on him by the authority and abide by stipulations, the Applicant agreeing to separate the licensed sidewalk café from that of the unlicensed area so that the service of alcohol on the sidewalk does not extend past the licensed area, 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 **Pyramid Effect LLC dba Fellini 176 7th Ave South 10014** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

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

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

10. SL Burger 11 LLC 11 Carmine St 10014 (WBC–Tavern) (DONYC–Sidewalk)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on September 10, 2026, the Applicant’s Attorney requested to lay over this application to October/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 **SL Burger 11 LLC 11 Carmine St 10014** until the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

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

11. 68 Greenwich Forno LLC 68 Greenwich Ave 10011 (OP–Restaurant)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on September 10, 2026, the Applicant’s Attorney requested to lay over this application to October/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 **68 Greenwich Forno LLC 68 Greenwich Ave 10011** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

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

12. Le Chene Prive LLC 35 Bedford St, basement, cellar 10014 (OP-FP Club) (*previously unlicensed*)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on September 10, 2026, the Applicant's Attorney requested to lay over this application to October/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 **Le Chene Prive LLC 35 Bedford St, basement, cellar 10014** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

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

13. 20 7th Ave LLC dba LB 20 7th Ave S 10014 (Alteration: DONYC-Sidewalk)

Whereas, prior to this month's Community Board 2, Manhattan's SLA #2 Licensing Committee Meeting on September 10, 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 **20 7th Ave LLC dba LB 20 7th Ave S 10014** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

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

14. Rajmar Holdings Inc dba Hudson Bar & Books 636 Hudson St 10014 (Alteration: DONYC–Sidewalk)

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on September 10, 2026, the Applicant's Attorney requested to lay over this application to October/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 **Rajmar Holdings Inc dba Hudson Bar & Books 636 Hudson St 10014** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

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

Respectfully submitted,

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

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



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

COMMUNITY BOARD NO. 2, MANHATTAN

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LANDMARKS & PUBLIC AESTHETICS COMMITTEE

The Community Board 2 Manhattan Landmarks and Public Aesthetics Committee held its September meeting on September 17, 2026, by hybrid video conferencing from the CB2 conference room.

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

Public Members Present: None

Board Members Absent with Notice: Bo Riccobono

Board Members Absent Without Notice: Sean Ryan

Public Members Absent with notice: Albert Bennett

Board Members Present: None

Special Guest: Jonathan Mellon (Village Preservation)

A quorum was present.

1. 6 Greene Street (SoHo Cast Iron Historic District) – Application is to construct a rooftop addition, stair and elevator bulkheads, and install rooftop mechanical equipment.

Whereas:

- A. The building is being converted from commercial to residential use; and
- B. A window replacement master plan has been approved and the work is underway; and
- C. The roof is in a condition typical to the district with an elevator bulkhead at the front facade and a stair bulkhead and mechanical equipment toward the center and rear, and is widely exposed because the neighboring buildings are considerably shorter; and
- D. The rooftop addition is one story, and the front elevator bulkhead is to be extended to the roof level with high visibility is an adjacent extended stair bulkhead, and there are two new lot line windows; and

E. The light stucco and glass addition is “L” shaped, 24’9” long, is set back from the principal facades with minimal visibility from these sides but is flush with the highly visible east secondary facade which objectionably alters this profile giving the appearance of an added story rather than an independent rooftop addition; and

F. The ceiling of the addition is 11’ high and the floor below is 13’, giving an opportunity, together with a setback at the east, to mitigate the intrusion and visibility of the addition and the black metal railing on its roof; and

G. Lowering the addition’s height, recessing it into the existing upper story, and providing a setback at the east, painting the east wall in a contrasting color from the facade parging and preserving the parapet profile would separate the addition from the mass of the adjacent stair and elevator bulkheads and all together provide a typical condition for a rooftop in the district; and

H. A member of the public objected to the extension of the facade elevator bulkhead and the appearance of the east facade, now

Therefore be it resolved that CB2 Manhattan recommends:

A. **Approval** of the application provided that the height of the structure above the roof line is lowered by decreasing the ceiling height, depressing it into the top floor of the building, that there is a setback at the east wall leaving the parapet intact, and that the structure is painted a contrasting color to the building wall; and

B. **Approval** of the extension of the elevator bulkhead and stair provided that every effort is made to shorten them as long as that does not violate code requirements.

Vote: Unanimous

2. 43 Bleecker St. (NoHo East Historic District) – Application is to construct an occupied rooftop addition as a modification to a previously approved application.

Whereas:

A. The previously approved application was for a modest rooftop addition with elevator and stair bulkheads; and

B. The current proposal is for a large penthouse (60’ X 50’) with 10’ ceilings in white standing seam metal with large windows and with a metal fence and mechanical equipment above reaching 22’ from the rooftop; and

C. The visibility from this large, high structure on a completely visible rooftop far exceeds the acceptable visibility for a rooftop addition in the district; now

Therefore be it resolved that CB2 Manhattan recommends:

Denial unless the structure is considerably reduced in size and height, is pulled back a very considerable distance from the front and sides of the building, that the cladding is in a softer, less reflective material more typical of rooftop additions in the district and that the stair bulkheads are reduced in size as permitted by code- all to conform to the general size and visibility of rooftop additions above in the district.

Vote: Unanimous

3. *75 Charles St. – (Greenwich Village Historic District) Application is to alter the front facade, reconstruct the rear facade with a one-story rear extension, construct a rooftop addition, excavate the rear yard at the cellar, and alter the front areaway with minor excavation work.

Whereas

A. The house is one of a row, most of which maintain a high degree of historic design, and this house has been altered with a modern laminated facade in non-historic brick and with a below grade entrance, a modern door and a highly inappropriate white pediment all unsuited to the house; and

B. The brick lamination is to be removed and the original brick restored, repointed and replaced with similar brick where necessary, the entryway and door are to be replaced with historically informed design in wood, and the windows throughout will be replaced with wooden windows in a design suitable to the house; and

C. A modest full width penthouse, 9' high with mechanical equipment above and a 42" black metal railing, is set well back and is not visible from a public thoroughfare and the adjacent flue will be extended in the usual way to conform to code; and

D. A new areaway and garden enclosure and a fence modeled on historic photographs extends into the sidewalk with a tree pit that was presumably installed after the original areaway was covered; and

E. The width of the areaway and trash enclosure is 7'10" extending 3' into the sidewalk with a clearance of 4'4" to the tree pit, one foot greater than the 3'4" clearance, to the tree pit for the stairs of the building to the east; and

F. The rear facade has a 9' extension at the basement with a balcony and railing above; and

F. The basement and parlor floors have full width windows with divided lites and the upper floors are restored with historic windows; and

G. The north 35' of the existing walls and extension are to be excavated and underpinned and the garden is excavated to the same depth leaving the required 5' of soil at the rear; and

Therefore be it resolved that aCB2 Manhattan recommends:

A. Approval of the front facade, entry, rooftop addition, and rear extension, windows and restoration; and

B. Approval of the areaway and trash enclosures with 3' occupying the sidewalk and clearance to a tree pit greater than the clearance from a neighboring stair.

- C. Approval of the excavation and underpinning in the house and excavation of the garden provided that all required engineering and Department of Building standards and regulations are observed; and
- D. That recommendation of approval for Revocable Consent for the three-foot intrusion of the areaway into the sidewalk be issued when it is requested by the Department of Transportation.

Vote: Unanimous.

4. *109 Spring St. (SoHo-Cast Iron Historic District) Application is to renew an expiring Master Plan for painted wall signage.

Whereas:

- A. The permit was issued in 2015, and the applicant is seeking renewal for a further ten years for permit without modifications; and
- B. The content sign has been changed frequently with staff approval throughout the time that the permit has been in effect; now

Therefore be it resolved that CB2 Manhattan recommends renewal of the permit for a painted wall sign according to the design of the previous permit.

Vote: Unanimous

5. *21-23 Bleecker St. (NoHo East Historic District) – Application is to install aluminum clad wooden windows on the front facade at the 2nd and 3rd floors.

Whereas:

- A. The existing windows are historic two over two painted wood and in poor condition; and
- B. The proposed aluminum clad bronze-toned windows with screens and storm windows are not historic in design and unsuited to the building; now

Therefore be it resolved that CB2 Manhattan recommends:

Denial of the clad windows, screens, and storm windows and that the historic painted wood windows be replicated.

Vote: Unanimous

6. *101 Prince St. (SoHo-Cast Iron Historic District) – Application is to replace 6 out of 24 street-facing double-hung windows with new casement windows to improve emergency access to fire escapes.

Whereas:

- A. The existing windows are considered deficient for fire escape access, especially for elderly people who occupy several of the apartments; and
- B. The proposed casement windows simulate the windows elsewhere in the building and any difference is undistinguishable from a distance and through an ornate fire escape; now

Therefore be it resolved that CB2 Manhattan recommends approval of the simulated double hung casement windows to provide access to the fire escape.

Vote: Unanimous

7. *139 Spring St. (SoHo Cast Iron Historic District) – Application is to install a continuous interior backlit ceiling fascia set 7” back from the street windows and a “floating” vitrine at a single window.

Whereas:

- A. Painted 14” high signs on both facades and one door are proposed to be replaced with illuminated light boxes set back set back 7” from the glass with no proposed limit on their brightness with the company name in the same size and font as the existing signs; and
- B. One window has a small, illuminated vitrine, with no proposed limit on its brightness, installed against the glass in clear violation of the 18-inch rule; and
- C. One window has a 5’ X 30” video screen, with no proposed limit on its brightness, against the glass in clear violation of the 18-inch rule; and
- D. The applicant represented that the level of illumination throughout will be not be excessive and, without technical evidence claimed that the design limits the brightness of the illumination, and also said that the store’s lighting will be, dimmed at closing time and turned off from midnight until the next morning’s opening time and no representation was made about the brightness of the video screen and there is no means of enforcement for the brightness or schedule of the illumination; and
- E. The main door was approved by staff to be replaced in kind and at the transom there is overly heavy 3/4” inch lettering proposed; and
- F. A second door with unsuitable thin framing has been approved by staff to replace a large glass door with substantial framing and the same 3/4” lettering is proposed; and
- G. The applicant represented that the illuminated signs, the thick metal letters, the vitrine, and the screen and their placement were aligned with its international corporate branding and it was evident that no effort had been made to adapt the designs for suitability in the SoHo historic district the to the historic design of building; and

H. It is noted that the existing blade signs are being changed to banners of the same size and in the same position which is not objectionable; and

I. A member of the public testified opposing the illumination; now

Therefore be it resolved that CB2 Manhattan recommends:

A. **Denial** of the internally illuminated window signs and that that they be painted signs of the same design; and

B. **Denial** of the vitrine unless it is set back at least the required 18" from the window and designed to limit the level of illumination to "softly lit"; and

C. **Denial** of the video screen unless it is set back at least 18" back from the window and designed to limit the level of illumination that does not spill objectionably onto the sidewalk (no greater than 500 lumens); and

D. **Strong denial** of any lighting that exceeds a moderate level and that the system be designed in such a way that this level cannot be exceeded; and

E. That the thickness; of the lettering not exceed the established maximum of 1/4"; and

F. That Commission staff reconsider the design of the entrance door with narrow moldings and require a design that more closely adheres to the historically referenced weight of the existing door.

Vote: Unanimous

8. *14 Bank St. – (Greenwich Village Historic District) Application is to install a rooftop deck and railing, and a stair bulkhead on a 5-story townhouse.

Whereas:

A. The building is on a corner flanked on both sides by taller buildings and the roof is visible from a lengthy section of each street; and

B. The street facades have a deep, heavy cornice drawing attention from the view of the rooftop; and;

C. The original prominent broad chimneys are to be restored as an important element of the rooftop design; and

D. There is a skylighted stair bulkhead and room in the same brick as the chimneys with similar thin pointing and a metal railing around the three sides, all of which create a cohesive composition on the small, visible roof; and

E. The structure (29'2" x 11'5" x 8'6" high) has medium visibility from certain relatively distant points and the structure is generally seen as unobtrusive against taller buildings: now

Therefore be it resolved that CB2 Manhattan recommends **approval** of this modest, sensitive rooftop addition and the restoration of the historic chimneys.

Vote: Four in Favor; One Opposed (A. Fernandez)

Respectfully Submitted

Chenault Spence

Chenault Spence, Chair

DRAFT



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STREET ACTIVITIES AND RESILIENCY COMMITTEE

September 2026

The Street Activities and Resiliency Committee of Community Board #2, Manhattan held its monthly meeting on Monday, September 14, 2026, at 6:30 p.m. in person in the CB2 office and via Zoom.

Committee Members Present in Person: Erika Olson, Eddie Siegel, Drishaan Jain, Rocio Sanz

Committee Member Present Remotely: Amy Brenna

Committee Members Absent With Notice: William Benesh, Ryder Kessler, Ed Ma

Note: A quorum was not achieved.

Street Activity Applications

1. ***9.16-9.18.26– Boucherie Provence Experience (Grove St. Bet. 7 Ave. So. & W. 4th St. [full street closure] (addition to agenda)**

Whereas, the applicant is seeking a full closure of Grove Street between Seventh Avenue South and West 4th Street for an outdoor activation built around the sport of pétanque; and

Whereas, the event will run on Thursday, September 17th and Friday, September 18th, with setup beginning at 12:01 AM on September 17th and breakdown complete by 11:59 PM on September 18th; and

Whereas, the applicant anticipates 200 to 499 attendees; and

Whereas, the activation is expected to consist of two free pétanque courts located on the street, open from 1 PM to 7 PM, with attendees invited to play games of approximately five minutes; and

Whereas, three daytime security guards, two overnight security guards and four brand ambassadors will staff the event; and

Whereas, the applicant stated that there will be no alcohol branding outside, no VIPs and no influencers, and that the queue line would hold only ten to twelve people; and

Whereas, the applicant stated that residents will be notified and given a contact to speak to in case of issued during the event, and that it would speak with the police department about a maintenance-of-traffic plan for the diversion; and

Whereas, members of the committee noted that the restaurant is large enough to hold the courts indoors rather than requiring a street closure; and

Whereas, members of the committee cited the restaurant's history before CB2, describing it as having been problematic before the SLA Licensing Committee, including liquor license violations, and as increasingly taking over more street space; and

Whereas, the committee was unwilling to recommend a full street closure for this activation in a heavily trafficked part of the West Village, citing weekend congestion on the surrounding streets and the traffic and horn noise a closure of Grove Street would produce; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Boucherie Provence Experience**.

Therefore Be It Further Resolved that should this event proceed, the applicant should provide sufficient traffic rerouting notice on the blocks preceding the closure.

Vote: 3 in favor (DJ Jain, E. Olson, R. Sanz); 2 opposed (A. Brenna, E. Siegel).

2. *9.17.26 – David Yurman NBA (6th Ave. Bet. Bleecker & W. Houston Sts. [SW & curb lane closure-E.] (addition to agenda)

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

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **David Yurman NBA**.

Vote: Adopted Unanimously

3. *9.18-9.20.26 – Happy Camp3r Pop-Up (Sponsor: Happy Camp3r), Elizabeth St. bet. E. Houston & Prince Sts. [PartialSW Closure-E.] (addition to agenda)

Whereas, the applicant, an event producer presenting on behalf of clothing brand Happy Camp3r, is seeking a partial sidewalk closure on Elizabeth Street between East Houston and Prince Streets for a pop-up retail activation at 251 Elizabeth Street; and

Whereas, the pop-up will run from Friday, September 18th through Sunday, September 20th, from 10 AM to 6 PM each day; and

Whereas, an ice cream cart will be placed outside the storefront from 12 PM to 2 PM each day, with the expectation of handing out one hundred servings of ice cream daily; and

Whereas, setup will begin at 9 AM on September 18th with the applicant expected to be out by 6:30 PM on September 20th, with the cart and newsstand to be wheeled inside each night, and no power tools, scissor lifts or other noise-generating equipment will be used; and

Whereas, two licensed unarmed security guards will be on site, one monitoring occupancy inside, with no more than twenty customers allowed inside at once, and one security guard managing the exterior line; and

Whereas, a virtual line system will be used to manage waiting guests, and the applicant agreed, at the committee's request, to cap the line; and

Whereas, at least five feet of sidewalk will be kept clear, with rope and stanchions set curbside; and

Whereas, the event will not feature amplified sound, celebrities or influencers, and the applicant guaranteed that there will be no sidewalk stickering, stenciling or chalking; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval of Happy Camp3r Pop-Up (Sponsor: Happy Camp3r), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted Unanimously

4. ***9.19.26 – La Esquina Soho Street (Sponsor IDEKO Productions LLC), 1) Kenmare St. Bet. Cleveland Pl. & Lafayette St. [SW & street closure-So.]; 2) Cleveland Pl. Bet. Broome & Kenmare Sts. [SW & st. closure W.]; 3) Lafayette St. Bet. Broome & Kenmare Sts. [SW & street Closure- E.] (addition to agenda)**

Whereas, the applicant, working on behalf of fashion brand YSL and restaurant La Esquina, is seeking sidewalk and street closures at three locations around Kenmare Street, Cleveland Place and Lafayette Street for an outdoor brand activation; and

Whereas, the activation is planned as a “re-imagined product launch” and is expected to consist of a DJ, hot dog cart, and a VIP area; and

Whereas, the event will run on Saturday, September 19th from 4 PM to 10 PM, and will be fully cleared by 11:59 PM the same night; and

Whereas, the applicant stated that the planned DJ has been removed and that music will instead be played through speakers, and that no alcohol will be served outdoors to the general public; and

Whereas, the applicant stated that it had given up the Kenmare Street closure so that the street can stay open to traffic during the Feast of San Gennaro, and that the precinct had allowed barricades using six to eight feet of curb space; and

Whereas, the applicant could not confirm the public-assembly capacity for the indoor component of the event and offered to provide it after the meeting; and

Whereas, members of the public raised concerns about the application, and the president of Friends of Petrosino Square urged the committee to deny it, citing the Feast of San Gennaro, the truck, bus and bicycle traffic on Cleveland Place, the narrow sidewalk, and Holland Tunnel traffic through the area; and

Whereas, the committee noted that it has already received many complaints about earlier events held by the brand, which the committee described as not having been responsive, while stating that the production company presenting the application was not at fault for them; and

Whereas, the committee was unwilling to add another queue and another street activation to a neighborhood already absorbing Fashion Week and the Feast of San Gennaro, whose impact extends well beyond the feast footprint, and did not consider this a safe place to put people in the street; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **La Esquina Soho Street** (Sponsor IDEKO Productions LLC).

Vote: Adopted Unanimously

5. ***9.21.26 – Arcteryx Pop-up 45 Grand St. (Sponsor: GSS Security Services, Inc.) Grand St. Bet. Thompson St. & W. Broadway [partial SW closure So.] (addition to agenda)**

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

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Arcteryx Pop-up 45 Grand St. (Sponsor: GSS Security Services, Inc.)**.

Vote: Adopted Unanimously

6. ***9.24.26- Burton Snowboards NYC Store Opening (Sponsor: Burton Snowboards), Mercer St. Bet. Grand & Canal Sts. [Partial SW Closure-E.]**

Whereas, the applicant, presenting on behalf of snowboard brand Burton, is seeking a partial sidewalk closure on the east side of Mercer Street between Grand and Canal Streets, close to the corner of Grand Street, to run a queue line for a store-opening activation for the Burton store at 107 Grand Street; and

Whereas, the event will run on Thursday, September 24th from 3 PM to 7 PM, with setup beginning at 4 PM on Wednesday, September 23rd; and

Whereas, the applicant stated that the outdoor music component has been dropped and that music will play inside the store instead; and

Whereas, the applicant agreed that there will be no stickers and no spray paint, and that a minimum five-foot pedestrian walkway will be maintained; and

Whereas, the applicant agreed that if more than approximately ten people are waiting, guests will be asked to come back in twenty minutes, and agreed that this be recorded in the committee's notes to SAPO; and

Whereas, the applicant agreed to run the queue along Mercer Street, where the sidewalk is better able to accommodate a line than on Grand Street, to direct the store-entry line to the Mercer Street door, and to use stanchions and keep the line within the footprint of the building; and

Whereas, the "featured athlete" expected to attend the activation will remain inside the store and will not appear in the trailer activation; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval of Burton Snowboards NYC Store Opening (Sponsor: Burton Snowboards), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted Unanimously

7. ***9.24-9.27.26 – GU x Iconic Newsstand Takeover (Sponsor: The Riviere Agency, LLC), Lafayette St. Bet. Prince & Spring Sts. [Partial SW Closure-W.] (addition to agenda)**

Whereas, the applicant, an agency presenting on behalf of clothing brand GU, is seeking a partial sidewalk closure on the west side of Lafayette Street between Prince and Spring Streets for a takeover of the Iconic Café / Magazines newsstand at 238 Lafayette Street; and

Whereas, the takeover will run from 11 AM on Thursday, September 24th to 5 PM on Sunday, September 27th; and

Whereas, the setup consists of a branded prize wheel, a flower cart approximately a foot and a half wide, and two chairs, with approximately twenty guests on site at a time; and

Whereas, the applicant stated that all elements of the activation will sit within four feet of the building, the site having been measured and taped out in advance, and that a minimum eight-foot clear pedestrian path will be maintained at all times; and

Whereas, the event will not feature music or food, and there will be no spray painting, stickers or advertising on the sidewalk; and

Whereas, the applicant stated that the queue would run toward Prince Street, away from the scaffolding, that residents would be notified and given a day-of contact number, with the newsstand owner assisting, and that event insurance would be carried in addition to the agency's own policy; and

Whereas, members of the public raised the issue of the effect that the four-foot footprint would likely have on pedestrians, a residential emergency exit gate beside the newsstand, the queue at the adjacent coffee shop, and street teams standing in the pedestrian walkway; and

Whereas, the committee was unwilling to approve a new queue on this block during the Feast of San Gennaro, in a neighborhood the committee described as already under considerable strain,

and observed that the brand has a store on Broadway where the activation could be held instead; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **GU x Iconic Newsstand Takeover** (Sponsor: The Riviere Agency, LLC).

Vote: 4 in favor (A. Brenna, DJ Jain, E. Olson, R. Sanz); 1 opposed (E. Siegel).

8. *9.26-9.27.26– UGG Season Event (Sponsor: General Idea Group), Gansevoort Plaza: W. 12th/W. 13th 9th Ave.

Whereas, the applicant, a production company presenting on behalf of footwear brand UGG, is seeking use of the full Gansevoort Plaza pedestrian plaza for a two-day activation; and

Whereas, the activation will be open to the public on Saturday, September 26th and Sunday, September 27th from 12 PM to 6 PM, with load-in beginning at 6 AM on Friday, September 25th; and

Whereas, the applicant anticipates one to two thousand visitors a day, with no more than approximately one hundred people inside the footprint at any one time; and

Whereas, twelve security guards will be on site during operating hours (with twenty-four-hour coverage from load-in), twelve brand ambassadors staffing the site, and a five-foot path to be maintained all the way around the footprint; and

Whereas, the applicant is asking attendees to book online appointments in advance in order to control crowd size, and the applicant agreed that the queue could be cut off should it become excessively long, with signage directing guests to return later; and

Whereas, the applicant agreed that the footprint, including any line, will not extend beyond the permitted area; and

Whereas, the event will include giveaways of “fall-themed” popsicles and personalized charm accessories to attendees; and

Whereas, the event will not feature amplified sound beyond low-level ambient background music, spray painting or stickers, and will not feature celebrities or influencers as part of its programming, though a small group of influencers may be invited to attend as guests; and

Whereas, the applicant stated that it is working closely with the Meatpacking BID on the event; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **UGG Season Event (Sponsor: General Idea Group)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted Unanimously

9. *9.26.26 – Trolli Candy Cart at 575 Broadway (Sponsor: Bartholomew Events LLC), Broadway Bet. E. Houston St. & Prince St. [Curb Lane Only-E.]

Whereas, the applicant, a production agency producing the event on behalf of candy brand Trolli, is seeking a curb lane closure for the east curb lane of Broadway between Houston and Prince Streets for a branded candy cart activation across from 575 Broadway; and

Whereas, the event will run on Saturday, September 26th from 11 AM to 4 PM, with setup at 7 AM and breakdown by 6 PM; and

Whereas, the cart, approximately seven feet high, two feet deep and four feet wide, will feature gandy giveaways and will stand on the sidewalk alongside a five-foot prize wheel, and the curb lane will be used only for a cargo van holding the candy and the trash; and

Whereas, t-shirts and hats will be given to the first hundred guests, and the applicant agreed to cut the line at approximately twenty people; and

Whereas, the applicant agreed, at the committee's request, to place the cart farther north along the building, away from the subway entrance; and

Whereas, the committee asked the applicant to notify the neighboring retail and residential buildings and to give them a contact who can be reached on the day of the event; and

Whereas, six to eight brand ambassadors and one security guard will staff the cart, three production assistants will handle trash, and the event will not feature sound of any kind, celebrities or influencers; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Trolli Candy Cart at 575 Broadway (Sponsor: Bartholomew Events LLC), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted Unanimously

10. 10.4.26 – fresh/sephora Meatpacking 676 (Sponsor: fresh), 9th Ave. Bet. Little W. 12th & W. 13th Sts. [SW & curb lane closure- W.]

Whereas, the applicant, a creative agency and production house presenting on behalf of skincare brand fresh, is seeking a sidewalk and curb lane closure on the west side of Ninth Avenue between Little West 12th and West 13th Streets for a sidewalk activation outside the Sephora store at 21-27 Ninth Avenue; and

Whereas, the event will run on Sunday, October 4th from 11 AM to 7 PM; and

Whereas, the activation consists of an oversized sculpture of the product approximately six feet wide, flanked by three inflatable versions ranging from about two feet to four or five feet tall, with an entire impacted area of about ten feet by eight feet; and

Whereas, brand ambassadors will hand passers-by cards redeemable for a gift with purchase inside the store; and

Whereas, more than the required five feet of unobstructed sidewalk will be kept clear, and nothing will be placed in the curb lane or the street; and

Whereas, the applicant stated that the event will not be promoted in advance, and that there will be no celebrities, influencers, amplified sound, or food / beverage; and

Whereas, the applicant withdrew an earlier proposal to lay vinyl flooring on the sidewalk, and stated that licensed security will be on site for setup, load-in and operation, with rope and stanchions on hand; and

Whereas, the applicant agreed that the queue will be held to ten to fifteen people, will be drawn north from the store door toward West 13th Street and then west, and will not extend past the Sephora building footprint; and

Whereas, the applicant agreed to arrange for the removal of the existing sidewalk spray-paint stencils left over from an earlier Sephora promotion; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval of fresh/sephora Meatpacking 676 (Sponsor: fresh), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements, and **further provided that** the applicant coordinates with the Meatpacking District business improvement district, that the queue does not extend beyond the Sephora building footprint, and that no stencils or flooring are applied to the sidewalk.

Vote: Adopted Unanimously

11. *10.8.26 – Long Table Event (Sponsor: Barlow and Sons), Gansevoort Plaza: W. 12th/W. 13th/ 9th Ave.

Whereas, the applicant, a producer working on behalf of restaurant Serafina and app Bumble, is seeking a full street closure for a seated “community dinner” of approximately eighty guests, catered by Serafina; and

Whereas, the dinner will be held at a “long table” which will run down Little West 12th Street, between Ninth Avenue and Washington Street, in front of the Serafina outdoor café; and

Whereas, the dinner will take place on Thursday, October 8th, with setup beginning at 2 PM, doors opening at 6:30 PM, guests seated at 7 PM, dinner served from 7:30 PM to 10 PM, the event finished by 11 PM, and the site clear by midnight; and

Whereas, the applicant stated that the full street closure was proposed after discussion with the police department, that a fifteen-foot emergency lane will be maintained, and that the precinct will supply the barricades; and

Whereas, guests will sign up through the Bumble app, with a portion of the seats open to the public through a lottery; and

Whereas, the applicant agreed to move the photo booth off the sidewalk and into the street as an extension of the long table; and

Whereas, only beer and wine will be served, free of charge and under a temporary license held in conjunction with the restaurant, with no hard alcohol; and

Whereas, seven to ten private security staff will be on site, together with security manning the barricades at each end of the street; and

Whereas, a DJ will provide ambient sound, for which the applicant stated it will apply for a sound permit, and the event will not feature celebrities, influencers, a step and repeat or a social media component; and

Whereas, the applicant stated that it is coordinating with the Meatpacking BID to plan the event; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval of Long Table Event (Sponsor: Barlow and Sons), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Adopted Unanimously

12. *10.10.26 – Waverly Place Block Party (Sponsor: Robert Arnot), Waverly Pl. Bet. Charles St. & W.10th St. [Full]

Whereas, the applicant, a resident of the block, is seeking a full closure of Waverly Place between Charles Street and West 10th Street for a block party open to the public; and

Whereas, the event will run on Saturday, October 10th from 2 PM to 8 PM, with setup beginning at 1 PM and breakdown by 9 PM; and

Whereas, the application indicates that alcoholic beverages will be sold, consumed or distributed, while the applicant stated to the committee that no alcohol would be served, that there would be no open bar, and that the flyer would say so; and

Whereas, the event will feature amplified sound, and the applicant stated that sound would finish by approximately 7 PM and that a sound permit would be obtained; and

Whereas, the applicant stated that planned musical performances would be acoustic and local and would be kept to the Charles Street end of the block, and that flyers carrying his own telephone number as the day-of contact would be distributed on the block; and

Whereas, the applicant had not yet notified the police, stating that he did not intend to do so until the application was approved, and was not certain whether insurance was required; and

Whereas, the applicant stated that the app-promoted event was an earlier block party with which he was not associated, that nothing of the kind was associated with the block party held this past year, and that this event would not be promoted through Partiful; and

Whereas, the committee cited its experience with the related Cornelia Street block parties, including noise complaints and attendance that did not appear confined to the block, and an earlier event that was presented as a neighborhood block party but was promoted through an app,

and took the view that the applicant had been less than forthcoming about that involvement and had not yet made contact with the police; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Waverly Place Block Party (Sponsor: Robert Arnot)**.

Vote: Adopted Unanimously

13. *10.17.26 – Octoberfest (Sponsor: Elle Haushalter), Charles St. Bet. W. 4th St. & Bleecker St. (SW & Street Closure-Both)

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

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Octoberfest (Sponsor: Elle Haushalter)**.

Vote: Adopted Unanimously

14. *10.25.26 – Bedford Street Block Party (Sponsor: Isabella Epstein), Bedford St. Bet. 6 Ave. & Downing St. [Full Street Closure]

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 **Bedford Street Block Party (Sponsor: Isabella Epstein)**.

Vote: Adopted Unanimously

FYI / RENEWAL

15. 9.27.26 – il Buco Pig Roast (Sponsor: Sky High Farm), Bond St. bet. Bowery & Lafayette St. [full st. closure]

16. 10.3.26 – 4th Avenue Fall Fair (Sponsor: Avenues for Justice), 4th Ave. Bet. E. 9th St. & E. 14th St. [Full Street Closure] (already reviewed last month)

17. 10.3.26 – Music on the Cobble (Sponsor: Meatpacking District Management Association), Gansevoort Plaza: W. 12th/W. 13th/ 9th Ave.[full]

18. 10.4.26 – CVBA Block Party (Sponsor: Central Village Block Association), Cornelia St. Bet. Bleecker St. & W. 4th St. [Full Street Closure]

19. 10.10.26 – Bleecker Street Fair (Sponsor: Village Center For Care), Bleecker St. Bet. 7th Ave. So. & 8th Ave. [Full Street Closure]

20. 10.13.26 – Movies on the Cobble No. 13 (Sponsor: Meatpacking District Management Association), Gansevoort Plaza: W. 12th/W. 13th/ 9th Ave.[full]

21. 10.21.26 – Bank Street Potluck (Sponsor: Waverly-Bank Neighbors Association Marilyn Dorato), Bank St. Bet. W. 4th St. & Greenwich Ave. [Full Street Closure]

22. 2.18-11.30.27 – St Anthony Flea Market (Sponsor: Shrine Church of St. Anthony of Padua), W. Houston St. bet. Macdougall & Thompson Sts. [partial SW closure-So.]

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 (item 15): 4 in favor; 1 opposed (R. Sanz)

Vote (items 16-22): Adopted unanimously

DRAFT

AUGUST 2026 EXECUTIVE COMMITTEE RESOLUTIONS



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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Resolution to Approve 2026 -2028 License Renewal for Housing Works Cannabis LLC d/b/a Housing Works Cannabis Co. 750 Broadway, New York, NY 10003 OCM -CAURD-22-000001

Whereas, Community Board 2 Manhattan (CB2) received notice of renewal application for Housing Works Cannabis LLC d/b/a Housing Works Cannabis Co., located at 750 Broadway, New York, NY 10003, on July 29, 2026; and

Whereas, Housing Works Cannabis LLC was awarded New York State's first Conditional Adult -Use Retail Dispensary (CAURD) license and was the first adult -use cannabis dispensary approved by a municipality for licensure and operation in New York State; and

Whereas, Housing Works Cannabis Co. has operated continuously at 750 Broadway since opening in December 2022 without incident, and has maintained a positive relationship with the surrounding community; and

Whereas, CB2 previously recommended approval of the dispensary's initial license application and 2024-2026 renewal application, finding the business to be a responsible operator and community partner; and

Whereas, revenues generated by Housing Works Cannabis Co. support the broader charitable mission of Housing Works, including services for New Yorkers affected by homelessness, HIV/AIDS, and other public health challenges.

Therefore, be it resolved, that Community Board 2 Manhattan recommends approval of the adult - use retail dispensary license issued to Housing Works Cannabis LLC d/b/a Housing Works Cannabis Co., located at 750 Broadway, New York, NY 10003, for the 2026 -2028 licensing period; and

Be it further resolved, that this resolution shall be deemed part of the record upon which the Office of Cannabis Management makes its recommendation to the Cannabis Control Board regarding renewal of this license pursuant to Cannabis Law § 76(4).

Vote: Unanimous, with 11 Executive Committee members in favor.



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STREET ACTIVITIES AND RESILIENCY COMMITTEE

August 2026

Street Activity Applications

1. ***8.5-8.6.26 – Wavytalk Product Launch-1 (Sponsor: We are Swell), Varick St. bet. Canal Watt Sts. [partial SW closure-W]**
2. ***8.5-8.6.26 – Wavytalk Product Launch-2 (Sponsor: We are Swell), Varick St. bet. Canal & Watt Sts. [partial SW closure-W]**

Whereas, the applicant, an event agency presenting on behalf of hair product brand Wavytalk, is seeking a partial sidewalk closure to hold a queue for a product launch inside the Chillhouse Studio at 75 Varick Street, between Canal and Watts Streets; and

Whereas, there are two applications filed for the same activation, and the applicant stated that only the August 6th permit will be used, with August 5th reserved for a private internal event; and

Whereas, the space will be open to the public on Thursday, August 6th from 10 AM to 6 PM and will be run as a hair salon, offering appointments of approximately 45 minutes to an hour as well as a limited number of walk-in self-styling stations accommodating about six people at a time; and

Whereas, the applicant stated that it expects at most 200 people in the space over the course of the day, and does not anticipate more than approximately 20 people in the queue at any one time; and

Whereas, the queue will run from the entrance at 75 Varick Street in the direction of Watts Street, held against the wall of the building and no more than five feet off the wall, marked with stanchions and monitored by event staff; and

Whereas, the applicant confirmed that the queue will not block any entrances or doorways; and

Whereas, should the queue grow beyond the anticipated size, the applicant intends to advise waiting guests of their likelihood of entry and ask them to return at another time; and

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

Whereas, upon being advised of the bus stop in front of the location, the applicant indicated that the queue could be run in the other direction to prevent the bus stop being blocked; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Wavytalk Product Launch-1 (Sponsor: We are Swell)** and **Wavytalk Product Launch-2 (Sponsor: We are Swell)**, **provided that** the applications conform with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 11 Executive Committee members in favor.

3. *6.8.26 – VANDYTHEPINK at Complex Store- 620 Broadway (Sponsor: Commerce Media Holdings LLC), Broadway bet. Bleecker & E. Houston Sts. [partial SW closure-E.]

Whereas, the applicant is seeking a partial sidewalk closure on the east side of Broadway between Bleecker and Houston to hold a queue for entry to the Complex store at 620 Broadway, in connection with a sneaker release for a collaboration between ASICS and VANDYTHEPINK; and

Whereas, the event will run for a single day, on Saturday, August 8th from 11 AM to 7 PM; and

Whereas, the applicant stated that they are anticipating about 350-400 people for the day, with the release being RSVP-based and the applicant not anticipating a larger turnout; and

Whereas, the applicant stated that there will be no activation, giveaway or sale on the sidewalk, the queue serving only to admit guests to the store, where sneakers and merchandise will be sold; and

Whereas, the applicant intends to run a single line with stanchions from the store entrance along the wall of the store, in the direction that provides more space and avoids the Adidas store, will admit guests in groups throughout the day so that the queue continues to move, and will cut the line off if it reaches Bleecker Street; and

Whereas, the applicant will have seven staff members and five security guards on site; and

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

Whereas, the applicant stated that they are in regular contact with neighboring stores and residents on the block, that they are aware of its events, and that no guests will block the entrances to their homes; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **VANDYTHEPINK at Complex Store- 620 Broadway (Sponsor: Commerce Media Holdings LLC)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 11 Executive Committee members in favor.

4. *8.9.26 – Crew Appreciation (Sponsor: Trader Joes Spring St.), Hudson Sq. Plaza, next to Spring St. Park [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 **Crew Appreciation (Sponsor: Trader Joes Spring St.)**.

Vote: Unanimous, with 11 Executive Committee members in favor.

5. *8.12.26 – Sephora Event (Sponsor: Marty Barnes Inc.), Gansevoort Plaza, W. 12th/W. 13th/9 Ave. [full]

Whereas, the applicant is seeking a plaza activation at the Gansevoort Plaza, at West 12th Street, West 13th Street and 9th Avenue, for a Sephora product activation; and

Whereas, the event will run for a single day, on Wednesday, August 12th, from 11 AM to 7 PM; and

Whereas, the activation will consist of a container holding a product display, an engraving station at which products purchased from the Sephora store a block away can be engraved, a juice bar giving out packaged sugar-free juice, a claw machine offering prizes worth between \$5 and \$10, and seating furniture placed in the plaza; and

Whereas, the applicant stated that the activation will occupy between 25% and half of the plaza, and they anticipate between 75 to 200 attendees; and

Whereas, the event will not feature amplified sound; and

Whereas, the applicant will use battery power and/or the electric hook-up on the plaza rather than a generator; and

Whereas, upon the SAR Committee raising its objection to overnight setup with loud tools on the plaza, the applicant agreed to move the midnight load-in stated on the permit and to work out the earliest acceptable load-in time with the Meatpacking BID; and

Whereas, the applicant confirmed that it is coordinating with the Meatpacking BID on this event; now

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

Vote: Passed, with 10 Executive Committee members in favor, 1 Recusal (D. Raftery)

6. ***8.13.26 – Infinite Machine In Motion- Meatpacking (Sponsor: Infinite Machine In Motion- Meatpacking), Gansevoort Plaza, W. 12th/W. 13th/9 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 **Infinite Machine In Motion- Meatpacking (Sponsor: Infinite Machine In Motion- Meatpacking)**.

Vote: Passed, with 10 Executive Committee members in favor, 1 Recusal (D. Raftery).

7. ***8.15.26 – Ellis BK Fragrance Launch (Sponsor: Sweeter), Broadway bet. Prince & E. Houston St. [SW & curb lane closure-W.]**

Whereas, the applicant is seeking a sidewalk and curb lane closure on the west side of Broadway, between Prince Street and East Houston Street, to support an activation for Ellis Brooklyn, a fragrance brand, in connection with the announcement of a new scent at Sephora; and

Whereas, the activation will take place on one day, Saturday, August 15th, running from 11 AM to 6 PM, with load-in beginning at 9 AM; and

Whereas, the setup consists of a 22-foot step van placed in the curb lane with a queue line alongside it and no other elements on the sidewalk, with the queue running north on Broadway along the edge of the sidewalk rather than in the curb lane; and

Whereas, the applicant stated that former NYPD security officers will be on site to keep the egresses clear and to ensure the queue does not infringe on adjacent stores, the subway entrance or the crosswalks, and the applicant stated that the line would be cut off if it reached the end of the block; and

Whereas, the applicant stated that approximately 1,000 samples in total will be given away, divided roughly evenly between ice pops and samples of the fragrance, and that it expects a comparable number of guests over the course of the day; and

Whereas, the event will feature amplified sound in the form of a single Bluetooth speaker of approximately 12 inches sounding from inside the truck outward, with no speakers placed on the ground, and the applicant confirmed that it is applying for an amplified sound permit; and

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

Whereas, the applicant indicated that they would site the activation as far north on the block as they are able, and committed to keeping the sidewalk and egresses clear and to removing all materials associated with the activation at its conclusion; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Ellis BK Fragrance Launch (Sponsor: Sweeter)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 11 Executive Committee members in favor.

8. *8.15.26 – FARM Rio Stanley (Sponsor: Plantage Rio, Inc.), Prince St. bet. Greene & Wooster Sts. [curb lane only-So.]

Whereas, the applicant is seeking to stage a product launch outside the FARM Rio store at 113 Prince Street, between Greene and Wooster Streets, for a collaboration between the Brazilian brand FARM Rio and drinkware company Stanley; and

Whereas, the applicant described the activation as taking place on Saturday, August 15th, with an invitation-only hour beginning at 12 PM, opening to the public from 1 PM to 4 PM, setup running from 11 AM to noon and breakdown from 4 PM to 4:30 PM; and

Whereas, the setup consists of a fruit stand placed outside the store, which the applicant described as no wider than a table, staffed by two servers offering fresh fruit salads that will be replenished throughout the activation; and

Whereas, the applicant stated that it is planning for approximately 500 guests plus 50 invited attendees, and for roughly 550 fruit salads over the course of the activation; and

Whereas, the invitation-only hour will include 15 influencers with their guests and 20 employees and friends of the brand, and the applicant stated that the influencers will post content after the event rather than promote it in advance; and

Whereas, upon the SAR Committee raising the narrowness of the sidewalk, the adjacent bike lane and the requisite five-foot pedestrian right-of-way, the applicant stated that it had measured the sidewalk and that there is sufficient room for the stand and the required clearance; and

Whereas, upon the SAR Committee pointing out that the stand could not be placed against the curb without pedestrians having to pass on both sides of it, the applicant indicated it would place the stand against the storefront instead; and

Whereas, upon the SAR Committee stating that the activation would likely draw a line given the popularity of the involved brands, and would thus require a more detailed plan to manage it, the applicant offered to make the activation reservation-only, to add security guards, and to keep guests away from the bike lane; and

Whereas, any music associated with the event will be played by a DJ inside the store rather than outside; and

Whereas, the SAR Committee noted that this is a busy block that is heavily crowded on weekends, and that the two brands involved are very popular and likely to draw a crowd; and

Whereas, the SAR Committee noted that while the requisite five-foot pedestrian clearance is technically achievable at this location, it would be tight under those conditions, and raised the further concern of guests stepping into the adjacent bike lane; now

Therefore Be It Resolved that CB2 Manhattan makes **no recommendation** on **FARM Rio Stanley (Sponsor: Plantage Rio, Inc.)**, and asks that the foregoing concerns be recorded as comments on the application.

Vote: Unanimous, with 11 Executive Committee members in favor.

9. *8.20.26 – Hair Care brand activation on Astor (Sponsor: IDEKO Productions LLC), Astor Place Plaza, Lafayette St / Cooper Sq 8 St. (So.) [full]

Whereas, the applicant is seeking use of Astor Place Plaza, between Lafayette Street and Cooper Square, for an activation promoting hair care brand Kerastase and a new product it is releasing; and

Whereas, the activation will take place on Thursday, August 20th, opening with an invitation-only period starting at 10 AM, opening to the public at 12 PM, and concluding at 6 PM, with load-out completed by 11:59 PM; and

Whereas, the event will draw on the existing power hookup at the plaza and will not require a generator; and

Whereas, the activation will carry a tennis theme timed to coincide with the US Open, with rubber balls and tennis rackets for guests to play with, though the applicant confirmed that the event is not affiliated with the US Open; and

Whereas, the applicant stated that approximately 500 giveaways of product samples and hair pins will be distributed and that it expects up to 1,000 people over the course of the day; and

Whereas, the queue will be contained within the plaza in a standard corkscrew line and will not overflow onto the surrounding sidewalks, and once the line is at capacity guests will be asked to return later, with pedestrian circulation around the plaza left unobstructed; and

Whereas, four security guards will manage the line, with brand ambassadors on site to usher guests through the activation, and guests will be encouraged to RSVP in advance while walk-ups may still join the line; and

Whereas, the event will feature ambient amplified sound, for which the applicant is applying for an NYPD sound permit; and

Whereas, beauty influencers will be invited to attend during the invitation-only period starting at 10 AM and will post content after the event, and the activation will otherwise be promoted on social media; and

Whereas, the applicant is coordinating with the Village Alliance; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Hair Care brand activation on Astor (Sponsor: IDEKO Productions LLC), provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 11 Executive Committee members in favor.

10. *8.26.26 – ChapStick New Product Activation (Sponsor:Gio-Art Promotions on behalf of ChapStick), Astor Place Plaza: Lafayette St./ 4thAve. (No.) [full] (addition to agenda)

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

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **ChapStick New Product Activation (Sponsor:Gio-Art Promotions on behalf of ChapStick).**

Vote: Unanimous, with 11 Executive Committee members in favor.

11. *9.9.26 – Scarlett Gasque X Sheer Luxe Fashion Week Lounge (Sponsor: Scarlett Gasque), Gansevoort Plaza, W. 12th/W. 13th/9 Ave. [full]

Whereas, the applicant, luxury womenswear brand Scarlett Gasque, whose flagship store is on West 14th Street, is seeking to hold a NYFW-associated activation on the Gansevoort Plaza on Wednesday, September 9th; and

Whereas, the activation is planned for Wednesday, September 9th, the day before the start of New York Fashion Week, and is intended to bring together the fashion community in the Meatpacking District ahead of the week; and

Whereas, the applicant stated that the activation has been reduced from what was filed, and will now consist only of one small branded van on the plaza serving coffees and juices throughout the day, with the panel discussion described in the application moved indoors to the applicant's store; and

Whereas, the applicant intends to be set up by 8 AM and to run until 7 PM at the latest, with the van driving onto the plaza under its own power and requiring no setup, and operating on its own generator; and

Whereas, the van will be parked on the plaza itself rather than in a curb lane, and the applicant anticipates serving approximately 300 drinks over the course of the day based on a comparable activation it held in May; and

Whereas, the applicant will have six brand representatives on the plaza carrying large branded bags to promote its store around the corner, will rope off an area for guests to queue, and stated it is willing to hire security for the day if that is required; and

Whereas, the event will not feature amplified sound or product giveaways, the applicant having found that giving away free product at its May activation drew unwanted attention; and

Whereas, the applicant stated that influencers will attend and post content from the plaza on the day of the activation and afterward, but that their attendance will not be promoted in advance; and

Whereas, the applicant confirmed that it has coordinated with the Meatpacking BID in conjunction with the activation; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Scarlett Gasque X Sheer Luxe Fashion Week Lounge (Sponsor: Scarlett Gasque)**, **provided that** the application

Vote: Passed, with 10 Executive Committee members in favor, 1 Recusal (D. Raftery)

12. *9.9.26 – Bulgari Serpenti Infinito (Sponsor: PRODJECT), Washington St. bet. Gansevoort & Horatio Sts. [curb lane only-W.] (addition to agenda)

Whereas, the applicant is seeking a curb lane closure on Washington Street for guest drop-off and pick-up in connection with the opening evening of an installation for Bulgari on the High Line; and

Whereas, the installation is an archway that people can walk through, which will remain in place for a couple of weeks, and this application covers the opening evening only; and

Whereas, the opening is planned for the evening of Wednesday, September 9th for 175 guests, with teams in place at 6:15 PM, the High Line opening from 6:30 PM to 8:00 PM, guest arrival beginning at 6:30 PM, and service ending at 8:00 PM; and

Whereas, guests will step out of their vehicles at the curb, be checked in at a table by public relations staff, and go up the stairs to the High Line, and the applicant does not expect a queue to form along the street; and

Whereas, at the conclusion of the High Line portion guests will return to their vehicles and travel to West 13th Street, where the applicant is also seeking a curb lane for drop-off at the private entrance to the after-party venue, with some guests invited to walk between the two locations and the second drop-off requested for those who prefer not to walk; and

Whereas, the applicant will have traffic agents and security guards on site for the evening; and

Whereas, the applicant stated that vehicles will not be permitted to idle and that drivers will be directed to move on and park elsewhere before returning for pickup; and

Whereas, the SAR Committee noted that the impact of the event at street level appears to be minimal; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Bulgari Serpenti Infinito (Sponsor: PRODJECT)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 11 Executive Committee members in favor.

13. *9.10.26 – CHANEL Dinner at Balthazar (Sponsor: Citadel Security Agency), 1) Spring St. bet. Broadway & Crosby Sts. [SW & curb lane closure-So.]; 2) Crosby St, bet, Broome & Spring Sts. SW & curb lane closure-both.]

Whereas, the applicant is seeking sidewalk and curb lane closures on Spring Street between Broadway and Crosby Street and on Crosby Street between Spring and Broome Streets in support of a private dinner for CHANEL at Balthazar, 80 Spring Street, with one curb lane on Spring Street for guest drop-off, a curb lane on Crosby Street for VIP drop-off, and possibly a second curb lane on Crosby Street for a generator; and

Whereas, the restaurant has been taken over for the evening for a private party of 200 guests on Thursday, September 10th, with guest arrival beginning at 7:00 PM and the event concluding at 10:00 PM; and

Whereas, no full street closure is sought, and the applicant confirmed that the travel lane serving as the required 15-foot emergency lane on Crosby Street would be maintained; and

Whereas, the closed sidewalk would hold pipe and drape and other scenic elements, including a step and repeat and a photo opportunity, with guests entering from either the guest or the VIP drop-off before going into the restaurant, and the generator providing external power for that sidewalk setup; and

Whereas, the applicant stated that the sidewalk closures would be in place from approximately 6:00 PM to 10:30 PM; and

Whereas, the applicant plans traffic guards and security personnel on site at the same time, a photographers' pen across the street from the VIP drop-off to contain press, a guard at the corner directing pedestrians to cross to the other side of the street, and a crossing guard further along Crosby Street, with patrons of local businesses and residents let through to the block; and

Whereas, the combined effect of the various sidewalk closures would be to close off an entire "corner", forcing pedestrians to cross the street and otherwise causing confusion / obstructions for pedestrians walking down the adjacent blocks; and

Whereas, the event will not feature amplified sound outdoors, with the DJ set and performance inside the restaurant; and

Whereas, the SAR Committee suggested a version of the event limited to drop-off and ushering guests directly inside, without a takeover of the sidewalk; and

Whereas, the SAR Committee is opposed to the use of public sidewalk space for a completely private event for over four hours, which would cause confusion for pedestrians trying to walk along the sidewalk on what is a very congested block; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **CHANEL Dinner at Balthazar (Sponsor: Citadel Security Agency)**.

Vote: Unanimous, with 11 Executive Committee members in favor.

14. *9.10.26 – ALD San Gennaro (Sponsor: Kurzweil), Mulberry St. bet. Prince & Spring Sts. [full street closure] (addition to agenda)

Whereas, the applicant is seeking a full street closure of Mulberry Street between Prince and Spring Streets in order to place a branded helicopter in the street in front of Aime Leon Dore at 224 Mulberry Street, in connection with an upcoming product release and a live-action filming of a commercial; and

Whereas, the applicant disclosed that the name on the application refers to the proximity of the annual San Gennaro festival, but the event has no affiliation with the festival, and that the applicant is changing the name of the event to make this clear; and

Whereas, the event is currently set for Thursday, September 10th, with the applicant noting there is discussion of moving it to Saturday, September 12th; and

Whereas, the helicopter would be decommissioned and arrive in three pieces on a 45-foot trailer, to be assembled on site by a rotating crane carried on the same trailer, and with the blades kept closed so that they do not extend over the street; and

Whereas, the applicant stated that the helicopter measures approximately 35 feet from the body to the tail, 8 feet across the body and 6 feet across the landing gear, and would occupy roughly a store and a half of frontage; and

Whereas, the applicant stated that a centered placement would leave only 15 feet and an inch of roadway, and therefore proposes to push the helicopter toward the curb so that the landing gear rests on the curb, leaving approximately 17 feet of roadway and placing roughly a foot and a half of the helicopter over the sidewalk, with a loss of about two feet of sidewalk width; and

Whereas, the store would remove its outdoor dining, benches and planters to accommodate the placement, and the applicant stated that it must re-measure the site for SAPO, whose concern is the length rather than the width; and

Whereas, the applicant will have two additional security officers on top of the store's own security to manage the crowd around the helicopter; and

Whereas, a walkthrough with the NYPD is being scheduled, including the department's entertainment unit, and the applicant agreed to notify the CB2 office of the walkthrough so that the office may attend; and

Whereas, the applicant stated that the store will handle outreach to neighboring businesses, following a flag from SAPO and the SAR Committee's reminder that some neighboring businesses have been negatively affected by past events at this location; and

Whereas, the applicant characterized the event as more in the nature of a live commercial filming than an activity, and stated that there is accordingly no pre-promotion of it; and

Whereas, the SAR Committee stated that the event is likely to cause a great deal of congestion on a street that is already small and a sidewalk that is already narrow, and that the NYPD will have to make the final call; and

Whereas, the SAR Committee stated that it had difficulty understanding how the helicopter would sit in the street, and that its principal concerns are the required fire lane and obstruction of the sidewalk, which the NYPD will have to assess; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **ALD San Gennaro (Sponsor: Kurzweil)**, **unless** the NYPD signs off on the event and determines that neither the sidewalk nor the required fire lane would be obstructed, and that the event can thus meet all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 11 Executive Committee members in favor.

15. *9.12-9.13.26 – Dolce and Gabbana Your Devotion Pop Up – Gansevoort Plaza (Sponsor: GRADIENT), Gansevoort Plaza, W. 12th/W. 13th/9 Ave. [full]

Whereas, the applicant two hold a two-day pop-up on the Gansevoort Plaza for Dolce & Gabbana Beauty, presented in collaboration with the Meatpacking Sephora location in order to drive foot traffic to that store and generate brand visibility; and

Whereas, the pop-up will run on Saturday, September 12th from 10 AM to 7 PM and on Sunday, September 13th from 11 AM to 7 PM, with load-in on September 11th from 6 AM to 9 PM and load-out beginning at 7 PM on the 13th and held until 11:59 PM, which the applicant expects to complete within a couple of hours; and

Whereas, the structure is modular and will arrive in pieces so that installation will avoid heavy lifting and will only require limited use of power tools; and

Whereas, the applicant does not expect to need the generator shown on its original site plan, and will instead coordinate with the Meatpacking BID to tap into the plaza power supply; and

Whereas, the first day will open with a VIP preview from 10 AM to noon for a group of invited micro-influencers, which the applicant estimated at 25 to 40, before the activation opens to the public at noon; and

Whereas, the queue will run north along the wide sidewalk on Ninth Avenue (on the advice of the Meatpacking BID), will be cut off before it wraps around, and the applicant has spoken with the Gansevoort Hotel, which is comfortable with the line running in front of it; and

Whereas, the applicant will conduct line checks throughout the day to assess throughput and expects to close the queue to new guests at around 5 PM each day; and

Whereas, the footprint will be enclosed by rope and stanchions with separate entrance and exit points, staffed by three security guards handling the entrance, exit and line management, four brand ambassadors supporting line management and guest flow, additional roaming production staff, and overnight security; and

Whereas, giveaways will consist of branded water bottles handed out in line, of which the applicant anticipates a maximum of 2,000 units across the two days, as well as tote bags with beauty samples on exit, and refreshments in the form of a juice and a prepackaged cookie; and

Whereas, sound will be contained within the structure at a background level through small speakers and is not expected to be amplified beyond the footprint, and the applicant stated it is willing to obtain a sound permit; and

Whereas, the applicant stated that its beverage, busing and production teams will manage cleanliness both inside and outside the footprint; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Dolce and Gabbana Your Devotion Pop Up – Gansevoort Plaza (Sponsor: GRADIENT)**, provided that the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 11 Executive Committee members in favor.

16. *9.12.26 – Ciele Cosmetics NYFW Pop-Up (Sponsor: Ciele Cosmetics), Lafayette St. Bet. Broome & Grand Sts. [partial SW closure-W]

Whereas, the applicant, Ciele Cosmetics, is seeking a partial sidewalk closure to support a one-day brand activation on Lafayette Street, in front of 191 Lafayette Street, between Broome and Grand Streets; and

Whereas, the activation is scheduled for Saturday, September 12th, opening to the public at 11 AM and closing at 5 PM, with setup beginning at 7 AM and the site restored by 7 PM; and

Whereas, the activation consists of a branded photo booth, approximately five to six feet on a side, at which attendees receive one complimentary lipstick and take a photograph, an experience the applicant expects to take one to two minutes per person; and

Whereas, the applicant expects 200 to 300 attendees over the course of the day, with no more than 15 to 20 people present at any one time, and plans to give away approximately 250 lipstick products; and

Whereas, the applicant will have two to three staff members and one private security guard on site to manage the queue and keep the required pedestrian walkway clear at all times, and will stop admitting people to the line if it grows too long; and

Whereas, the applicant confirmed that the queue will run south toward Grand Street; and

Whereas, the applicant does not plan to use rope and stanchions given the short queue it anticipates but indicated a willingness to do so, and the SAR Committee recommended being prepared with them; and

Whereas, the SAR Committee noted that the west side of Lafayette Street appeared better suited to the activation than the east side, which has tree pits and a bike lane, and recommended that placement to the applicant, which they were open to; now

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

Vote: Unanimous, with 11 Executive Committee members in favor.

17. *9.12.26 – Duolingo Phonetic Fashion Campaign (Sponsor: Duolingo), Howard St. bet. Broadway & Crosby St. [partial SW closure-So.]

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

Whereas, a written submission was received in advance of the meeting, but no one appeared; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Duolingo Phonetic Fashion Campaign (Sponsor: Duolingo)**.

Vote: Adopted Unanimously

18. *9.12.26 – Summer Party (Sponsor: Zoe Thierfelder), W. 4th St. bet. W. 12th & Jane Sts. [full street closure-both]

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

Whereas, the SAR Committee reviewed the application and confirmed that the event is filed as a block party, but was unable to ask whether the organizers are affiliated with a business; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Summer Party (Sponsor: Zoe Thierfelder)**.

Vote: Unanimous, with 11 Executive Committee members in favor.

19. *9.13.26 – Fried Rice NYC Community Event (Sponsor: Kung Pow Planet DbA FRIED RICE), Mulberry St. bet. Prince & Spring Sts. [full street closure [full]]

Whereas, the applicant, apparel brand Fried Rice, is seeking a full street closure of Mulberry Street between Prince and Spring Streets to support a community event in front of its shop at 239 Mulberry Street; and

Whereas, the application states that setup will begin at 9 AM on Sunday, September 13th, with the event running from 1 PM to 8 PM and breakdown concluding by 10 PM; and

Whereas, the event will feature three to four 10-foot by 10-foot canvases on which local artists will paint through the afternoon, followed at approximately 6 PM by a runway show of the brand's fall styles worn by members of its creative community; and

Whereas, the artworks will be sold afterward to raise funds for an art- and creativity-focused nonprofit serving youth, which the applicant has not yet selected; and

Whereas, the event will feature a DJ playing in rotation rather than continuously, through a small sound system the applicant intends to power with a battery unit rather than a generator; and

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

Whereas, the applicant will have six security guards on site, with two at each end of the block, one in front of the shop and one roaming; and

Whereas, barricades will enclose the area where the painting will occur, and the shop itself will not have a line; and

Whereas, the applicant confirmed that there will be no stenciling or spray painting on the sidewalk; and

Whereas, upon the SAR Committee asking that the residential buildings on the block be flyered with a contact number so that neighbors can reach the applicant if the DJ becomes too loud, the applicant agreed to do so; and

Whereas, upon being asked at the meeting about a potential conflict with the load-in for the San Gennaro festival on September 14th, the applicant stated that its own loading would take 30 to 45 minutes given the minimal setup; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Fried Rice NYC Community Event (Sponsor: Kung Pow Planet DBA FRIED RICE)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 11 Executive Committee members in favor.

20. *9.15.26 – Meatpacking x JammJam (Sponsor: Meatpacking District Management Association), Gansevoort Plaza, W. 12th/W. 13th/9 Ave. [full]

Whereas, the applicant, the Meatpacking District Management Association, is seeking a full closure of Gansevoort Plaza for a musical performance that is free and open to the public,

presented as an extension of its Music on the Cobbles series on the plaza and curated with Jammcard, an organization with which the applicant has worked for four to five years; and

Whereas, the performance will take place on Tuesday, September 15th from 8 PM to 10 PM with a hard stop at 10 PM, seating opening to the public at 7 PM, and strike concluding by 11:30 PM; and

Whereas, the performers will be New York City-based musicians led by Blu DeTiger, with additional performers to be announced at a later date; and

Whereas, the musicians will play on the ground in the plaza with no stage, in an approximately 18-foot performance area at the center of the plaza surrounded by eight two-foot risers arranged in four sets, with a 10-foot by 10-foot control tent for audio; and

Whereas, power will be drawn from the on-site power supply in the plaza, with cords running alongside the curb and any exposed cable on the plaza covered; and

Whereas, load-in was scheduled to begin at 5 AM and, upon the SAR Committee asking whether it could start later given the noise of an early morning setup, the applicant agreed to push it later in the morning; and

Whereas, the applicant will obtain a sound permit from the NYPD and will check the surrounding streets during the afternoon sound checks to confirm that the sound is not traveling too far, as it does for its Music / Movies on the Cobbles events; and

Whereas, the applicant's public ambassador team will be on site for crowd control and its sanitation team will be on site, and Gansevoort Street will be closed to vehicular traffic; and

Whereas, the SAR Committee noted the featured performer's large social media following, and the applicant stated that each artist will come with its own security team should one be needed and that it has not had overcrowding at prior events it manages on the plaza; and

Whereas, the applicant does not plan to promote the event in advance beyond its newsletter, its social platforms and its event page; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **Meatpacking x JammJam (Sponsor: Meatpacking District Management Association)**, provided that the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Passed, with 10 Executive Committee members in favor, 1 Recusal (D. Raftery)

21. *9.18.26 – Snoopy Balloon Photo Opp 2026 Gansevoort Plaza (Sponsor: Macys Inc.), Gansevoort Plaza, W. 12th/W. 13th/9 Ave. [full] (addition to agenda)

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

Whereas, this recommendation rests on the absence of a presentation rather than on any objection to the event itself, and the SAR Committee asks that the applicant appear before the committee next month, there being time to do so ahead of the event date of Friday, September 18th; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of **Snoopy Balloon Photo Opp 2026 Gansevoort Plaza (Sponsor: Macys Inc.)**.

Vote: Passed, with 10 Executive Committee members in favor, 1 Recusal (D. Raftery)

22. *9.19.26 – SoHo Playhouse Jr. Launch (Sponsor: – SoHo Playhouse), Van Dam St. bet. 6th Ave. & Varick St. [SW & street closure-both]

Whereas, the applicant, SoHo Playhouse, a theater that has been in the neighborhood since the 1960s, is seeking a sidewalk and street closure of Vandam Street between 6th Avenue and Varick Street for a free family street festival in front of the theater at 15 Vandam Street to launch its new children's programming season; and

Whereas, the festival is scheduled for Saturday, September 19th, running from 10 AM to 5 PM, with setup beginning at 9 AM and breakdown concluding by 6 PM; and

Whereas, the applicant stated that it is planning a short performance each hour, with games, giveaways of tickets to the theater's new programming, signups for its new classes and tours of the theater in between; and

Whereas, the applicant stated that the performances will not be amplified, the performers being trained theater professionals relying on vocal projection; and

Whereas, food and drink will be limited to popcorn, snacks and beverages served from tables, with no grills; and

Whereas, the setup will consist of a low stage in front of the theater, which the applicant indicated could be approximately 10 feet by 10 feet and on which it is flexible, along with tables for the individual shows and activities, and no large structures; and

Whereas, the applicant was reminded of the required 15-foot fire lane, and stated that all elements will be placed in the street so that the sidewalks remain clear for passersby; and

Whereas, upon the SAR Committee raising the need for extensive outreach to the residents and businesses on the block, the applicant stated that it is partnering with its landlord to promote the event and is coordinating with nearby nonprofits, and stated separately that it has existing relationships with everyone on the block and will warn them of the event and involve them in it; and

Whereas, the applicant stated that the block is not especially busy, that the festival will not affect the nearby subway entrance, and that the principal traffic on the block is deliveries to Trader Joe's; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of **SoHo Playhouse Jr. Launch (Sponsor: – SoHo Playhouse)**, **provided that** the application conforms with all applicable laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 11 Executive Committee members in favor.

FYI / RENEWAL

- 23. 8.17.26 – Movies on Cobble No. 11 (sponsor: Meatpacking District Management Assoc.) Gansevoort Plaza: 12/13 9th Ave. (Pedestrian Plaza – Full Street Closure)**
- 24. 8.20.26 – Pigeonwing Dance (sponsor: The Field) Gansevoort Plaza: 12/13 9th Ave. (Pedestrian Plaza – Full Street Closure)**
- 25. 8.21.26 – 8.25.26 – The New School – Orientation (sponsor: The New School) 5th Ave between E 13th st and E 14th St (Partial Sidewalk Closure – East)**
- 26. 8.23.26 – Pigeonwing Dance (sponsor: The Field) Astor Place Plaza: Lafayette St / Cooper Sq 8th St. (South) (Pedestrian Plaza – Full Street Closure)**
- 27. 8.23.26 – JD Orientation 2026 Block Party (Sponsor: New York University), Sullivan St. bet. Washington Sq. So. & W. 3rd St. [full street closure] (addition to renewals)**
- 28. 8.27.26 – The New School 28th Annual Block Party (sponsor: The New School University) W 12th St between 5th Ave and 6th Ave (Full Street Closure)**
- 29. 9.1.26 – Liberal Studies Fall Orientation Block Party (sponsor: NYU Liberal Studies Student Affairs) Green Street between Washington Place and Waverly Pl. (Sidewalk and Street Closure)**
- 30. 9.1.26 – CAS Student Council Block Party (sponsor: NYU CAS Student Council) Greene St between W. 4th St and Washington Pl. W. 3rd St. bet. LaGuardia Pl. & Mercer St. [new location] (Sidewalk and Street Closure)**
- 31. 9.5.26 – NYU Welcome Back Block Party (sponsor: New York University) West 3rd St between LaGuardia Pl and Mercer St (Full Street Closure)**
- 32. 9.14.26 – 9.28.26 – 100th Annual Festival of San Gennaro (sponsor: Figli di San Gennaro) 1) MULBERRY STREET between CANAL STREET and EAST HOUSTON STREET 2) HESTER STREET between MOTT STREET and CENTRE STREET 3) GRAND STREET between MOTT STREET and CENTRE STREET (Full Street Closure)**
- 33. 9.14.26 – Movies on Cobble No. 12 (sponsor: Meatpacking District Management Assoc.) Gansevoort Plaza: 12/13 9th Ave. (Pedestrian Plaza – Full Street Closure) (addition to renewals)**
- 34. 9.15.26 – National Voter Registration Day Block Party (sponsor: Headcount) LAGUARDIA PLACE between WASHINGTON SQUARE SOUTH and WEST 3 STREET (Full Street Closure)**
- 35. 9.19.26 – Broadway Village Fair (sponsor: CONGRESS OF RACIAL EQUALITY) BROADWAY between WAVERLY PLACE and EAST 14 STREET (Full Street Closure)**

36. 9.20.26 – Asian Pacific American Heritage Festival (sponsor: Asian Pacific American Heritage Festival Fund Inc.) ASTOR PLACE between LAFAYETTE STREET and BROADWAY (Full Street Closure)
37. 9.20.26 – The Urban Bear Street Fair (sponsor: Community Health Project Inc. dba Callen Lorde Community Health Center) LITTLE WEST 12 STREET between WASHINGTON STREET and 10 AVENUE (Full Street Closure)
38. 9.24.26 – 10.03.26 – Sukkot 2026 (sponsor: Zalman Paris) GREENE STREET between CANAL STREET and GRAND STREET (Partial Street Closure)
39. 9.26.26 – Fall Annual Neighborhood Block Party (Sponsor: Meghan Bird and Leroy Street Flourishing Society), Leroy St. bet. Greenwich & Hudson Sts. [full street closure] (addition to renewals)
40. 9.27.26 – Cycle for the Cause Finish Festival (sponsor: The LGBT Community Center: Cycle for the Cause) WEST 13 STREET between 7 AVENUE and GREENWICH AVENUE (Full Street Closure)
41. 10.3.26 – 4th Avenue Fall Fair (sponsor: Avenues for Justice) 4 AVENUE between EAST 9 STREET and EAST 14 STREET (Full Street Closure)
42. 10.24.26 – Astor Place Fair (sponsor: NINTH PRECINCT COMMUNITY COUNCIL) ASTOR PLACE between BROADWAY and LAFAYETTE STREET (Full Street Closure)
43. 10.31.26 – Village Fall Fair (sponsor: Basilica of St Patrick's Old Cathedral) BROADWAY between EAST 8 STREET and EAST 14 STREET (Full Street Closure)Whereas, this event has been held previously and no major complaints have been received; now

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

Vote: Unanimous, with 10 Executive Committee members in favor, except for #s 1,2 and 11, which Passed, with 9 Committee members and 1 recusal (D. Raftery).



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SLA LICENSING COMMITTEE 1

August 5, 2026

RESOLUTIONS:

1. **Blank Forms Inc 151 Lafayette St, 6th Fl 10013** (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 Tavern Wine license to operate a non-profit gallery/performance space with an accessory café on the sixth floor of a six (6)-story, through-block commercial building (c. 1915) on the Lafayette Street between Grand and Canal Streets (Block #234/Lot #7), the building falling within NYC’s Special SoHo-NoHo Mixed Use District; and
 - ii. **Whereas**, the premises proposed to be licensed is approximately 7,854 sq. ft; there will be three (3) tables with six (6) seats and one (1) bar with no seats for a total seated patron occupancy of six (6) persons and a legal occupancy of 74 persons; there is one elevator as the primary means of ingress and egress, one stairway for ingress and egress and two stairways to be used as emergency egress only; there are two (2) bathroom; and
 - iii. **Whereas**, the proposed hours of operation will be from 5 PM to 12 AM Mondays through Saturdays with the premises closed on Sundays; music will be recorded background only outside of any performances which may include live music. Live music will not be at entertainment levels; there are no televisions; there will be no dancing, no DJs, no promoted events, no velvet ropes, no movable barriers and no security or doormen; and
 - iv. **Whereas**, the premises, which has never previously been licensed for the service of alcohol, has been used as office space in the past; and
 - v. **Whereas**, there already are a number of licensed establishments in the immediate area, there being **64 active licensed premises** and an additional 11 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 Tavern Wine license, with those stipulations as follows:
 1. Will be advertised and operated as a non-profit gallery and performance space with an accessory café serving food during all hours of operation.

2. The hours of operation will be 5 PM to 12 AM Mondays through Saturdays with the premises closed on Sundays. All patrons will be cleared and no patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. Will play recorded background music at conversational levels only outside of any performances which may include live music. Live music will not be at entertainment levels and 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 comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
9. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
10. Will not have: dancing, DJs, promoted events, velvet ropes or metal barricades or security personnel/doorman.
11. 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.
12. 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 **Blank Forms Inc 151 Lafayette St, 6th Fl 10013** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous, with 11 Executive Committee members in favor.

2. Nikko Grand LLC dba Kaito Hibachi Sushi Bar 194 Grand St 10013 (OP–Restaurant)

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #1 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant liquor license to operate a Hibachi restaurant and sushi bar in the ground floor and cellar of a seven (7)-story commercial building (c. 2012) currently operating as the NobleDEN Hotel on Grand Street between Mulberry and Mott Streets (Block #471 / Lot #55), the building falling within NYC’s Special Little Italy District; and
- ii. **Whereas**, the ground floor premises is approximately 5,000 sq. ft., with 1,300 sq. ft. on the ground floor and 3,700 sq. ft. in the cellar, the cellar being connected by an interior stairway; there will be 8 tables and 40 seats, one sushi counter with 7 seats and one bar with ten seats on the ground floor and there will be 6 hibachi tables with 98 seats in the cellar for a total seated occupancy of 155 persons and a legal occupancy of approximately 176 persons, there is one (1) entrance serving as both patron ingress and egress, one (1) emergency exit leading into the hotel lobby (there is no patron entry from the hotel lobby into the restaurant) and three (3) patron bathrooms; the storefront infill being fixed with no operable doors or windows; there is no sidewalk café or other outdoor area for the service of alcohol; and
- iii. **Whereas**, the Applicant’s hours of operation will be 11 AM to 12 AM Sundays through Saturdays (7 days a week); music will be recorded background music only from iPods/CDs/streaming services;

there will be no TVs, no DJ's or live music, no promoted events or scheduled performance, no cover fees and no security personnel/doormen; and

- iv. **Whereas**, the premises to be licensed has most recently been licensed with an On-Premises liquor license from approximately 2015 to 2026 under Emmanuel NY Corp dba Hometown Hotpot & BBQ (Lic ID #0340-22-114748) which had a similar method of operation; the Applicant has been the general manger of Nikko Hibachi Restaurant in Queens since 2015, the instant application being his first restaurant; 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 Hibachi restaurant and sushi bar with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 11 AM to 12 AM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
 - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 - 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 - 5. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 - 6. Will have no more than 2 televisions no larger than 55". 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 install or have French doors, operable windows or open facades.
 - 9. Will not make changes to the existing façade except to change signage or awning s.
 - 10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 - 11. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
 - 12. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 - 13. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
 - 14. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
 - 15. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this location, there being **93 active licensed premises** and 15 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 **Nikko Grand LLC dba Kaito Hibachi Sushi Bar 194 Grand St 10013** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "method of

operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, with 11 Executive Committee members in favor.

3. H & M Restaurant Inc dba La Bella Vita 163 Mulberry St 10013 (OP–Restaurant) (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 a Class Change to their existing Restaurant Wine license (Lic ID #0240-21-122354) to an On-Premises Restaurant liquor license to continue to operate an Italian restaurant in the ground floor of a six (6)-story mixed-use building (c. 1900) on Mulberry Street between Grand and Broome Streets (Block #471 / Lot #21), the building falling within NYC’s Special Little Italy District; and
- ii. **Whereas**, the ground floor premises is approximately 2,000 sq. ft., with 1,250 sq. ft. on the ground floor and 750 sq. ft. in the cellar, the cellar being accessed via a sidewalk hatch with no patron use of the cellar; there are 21 tables and 42 seats and no bars for total seated occupancy of 42 persons and a Letter of No Objection for 74 persons, there is one (1) entrance serving as both patron ingress and egress and two (2) patron bathrooms; there is an existing operable French door opening out to the sidewalk which the Applicant will close at 10 PM every night; there is an existing roadway café consisting of 5 tables and 10 seats on Mulberry Street, the Applicant signing a stipulation agreement with CB2M in June/2025 to add the roadway café to their licensed premises; and
- iii. **Whereas**, the Applicant’s hours of operation will be 11:30 AM to 11 PM Sundays through Saturdays (7 days a week); music will be recorded background music only from iPods/CDs/streaming services; there will be no TVs, no DJ’s or live music, no promoted events or scheduled performance, no cover fees and no security personnel/doormen; and
- iv. **Whereas**, the Applicant originally appeared before CB2M in [November/2012](#) for its beer and wine license which CB2M unanimously recommended be denied because the application included an enclosed sidewalk café as part of the application that had not been determined by either the Department of Buildings or the Department of Consumer and Work Protection as being legal; the NYSLA having granted the beer and wine license in 2013, the method of operation of the instant application remaining the same, the Applicant agreeing not to include the enclosed sidewalk area as part of the licensed premises, providing an updated diagram to CB2M removing that area from the premises proposed to be licensed and which they agreed would be the diagram sent to the NYSLA; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the new On-Premises Restaurant liquor license, with those stipulations as follows:
 1. Will be advertised and operated as a full-service Italian restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 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 outdoor area for commercial purposes except for a roadway café operating under the Dining Out NYC program consisting of not more than 5 tables

and 10 seats on Mulberry Street. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.

5. Roadway café will close no later than 11 PM. All tables and chairs will be secured at this hour. There will be no host stands, bus or service stations on the sidewalk or in the roadbed. No exterior music, speakers or TVs.
 6. There is no sidewalk seating included with this application.
 7. Will play recorded background music at conversational levels only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 8. Will have no more than one (1) television no larger than 55". There will be no projectors and TV will operate in "closed caption" mode only without sound.
 9. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
 10. Will not have patron occupancy/service to any portion of the basement of licensed premises.
 11. The existing unpermitted enclosed sidewalk café will not be included as part of the licensed premises and will be removed from the sidewalk.
 12. Will not make changes to the existing façade except to change signage or awning s.
 13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 14. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
 15. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 16. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades or security personnel/doorman.
 17. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
 18. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.
- vi. **Whereas**, this application being subject to the 500 Foot Rule requiring the Applicant to demonstrate that the public interest would be served by the granting of the On-Premises liquor license at this location, there being **88 active licensed premises** and 12 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 **H & M Restaurant Inc dba La Bella Vita 163 Mulberry St 10013** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "method of operation" of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, with 11 Executive Committee members in favor.

4. **Ambleside Partners LLC dba Gospel 281 Lafayette St 10012** (OP–Restaurant) (Change in Method of Operation and Alteration: Restaurant to Tavern, add DJ, Additional Bar)
- i. **Whereas**, the Applicant and the Applicant's attorney re-appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #1 following the Applicant's appearance in July/2026 for the same application which the full board of CB2M unanimously recommended be denied requesting that the application be called before the Members of the Liquor Authority for an

evaluation and complete review and final determination for the reasons outlined in CB2M's [July/2026](#) resolution, primarily that the Applicant has a long and extensive history of operating in derogation of their 2016 stipulation agreement with CB2M causing significant negative quality of life impacts to adjacent and surrounding residents over the past ten years; and

- ii. **Whereas**, the Applicant supplying a signed stipulation agreement between themselves and two of the adjacent buildings (285 Lafayette Street and 57 Prince Street) that have been complaining for years about the negative impacts the licensed premises has had on their quality of life concerning vibrations, deep bass sounds and music as well as late night / early morning car honking due to for-hire vehicles picking up patrons from the licensed premises, occupants of these two buildings not being the only residents who have made complaints over the past ten years; the presented stipulation agreement between the two condominium associations and the Applicant containing many of the same elements as the 2016 stipulation agreement with CB2M that was signed and notarized by the Applicant and attached to their liquor license and which the Applicant has been violating; the Applicant acknowledging that they paid for the attorney representing the two buildings that signed the agreement with the Applicant; and
- iii. **Whereas**, residents who were involved in the negotiations of the stipulation agreement between the buildings and the Applicant, not all being signees on the agreement, wrote and appeared to express concerns that the Applicant has been unable to abide by their past stipulation agreement and, while the Applicant has made efforts to control the traffic by placing street monitors and DOT billboard-style lit "No Honking" signs on Lafayette Street which have reduced the early morning honking, they question the Applicant's ability to control sidewalk noise and congestion from patrons and the early morning honking, especially as Lafayette Street has recently been reduced to one moving northbound traffic lane and the addition of a new two way bike lane; CB2M receiving written complaints about early morning honking since both the July and August/2026 CB2M SLA committee meetings; and
- iv. **Whereas**, the neighbors having signed this agreement under duress, stating that despite complaints made to 311, the local precinct and the NYS Liquor Authority, the residents have been unable to get any resolution at all to the situation and feel that all enforcement entities have failed them despite the readily apparent clear issues; at the July/2026 meeting, when asked if the NYS Liquor Authority had failed to address complaints, resident Alexander Neratoff, an occupant of one of the buildings that is party to the signed agreement, said "Yes... and that in this case the private agreement is stronger because we've seen that without an agreement we did not get [the] results that should have happened"; and at the August/2026 SLA Committee meeting, Heather Peachy, who is not a signee on the agreement, stated "the agreement was written because the State Liquor Authority did not respond to us and did nothing, so we reached out to them multiple times via email, phone calls, consistently for over a year, and no one did anything. And we were forced to have to spend, I can't even tell you, countless hours to try to make an agreement because we had no other recourse"; and
- v. **Whereas**, because the Applicant has a long and extensive history of violating stipulations agreed to with CB2M which were made a part of their liquor license going back to the inception of their license, having no regard for the approved Method of Operation, the instant application being essentially to legitimize the method of operation which the Applicant has been operating under in violation of their stipulation agreement and additionally expand upon it with increased capacity, an additional bar and DJs on both the ground floor and cellar, this method of operation creating significant negative impacts to residents as well as those trying to use Lafayette Street as a northbound thoroughfare in the late night / early morning hours, CB2M continues to believe this application should go before the Members of the Authority for an evaluation and complete review and final determination especially given the extreme negative impacts the operation has had on this community for years and the Applicant's lack of regard for adhering to their existing stipulations; and

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

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

Vote: Unanimous, with 11 Executive Committee members in favor.

5. Center for Emerging Culture Inc dba Lightning Society 45 Howard Sts aka 427 Broadway, floors 4 & 5 10013 (Wine-Club)

- i. **Whereas**, the Applicant, a not-for profit entity who has not previously held a liquor license in New York, appeared before Community Board 2, Manhattan's (CB2M) SLA Committee #1 in May/2026 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Club liquor license to operate a private Members Club on the previously unlicensed 4th floor, 5th floor and rooftop (they have since removed the rooftop from the application) of a five (5)-story commercial building on the southwest corner of Broadway and Howard Street, which **CB2M recommended be denied**; according to the Applicant's attorney, this instant application for a club wine license is being applied for in order to enable the applicant to get a temporary beer and wine license quickly in order to begin operating and the intent of the Applicant remains to get an On-Premises Club liquor license at the location; and
- ii. **Whereas**, the initial On-Premises Club application was heard in conjunction with the Applicant's **Wine Catering Establishment** liquor license for the previously unlicensed 2nd and 3rd floors of the same building, which currently operates under a temporary liquor permit (Lic. ID 0524-26-40617), both applications are under the same Applicants name (Center for Emerging Culture Inc) which leases the entire building aside from the ground floor retail space; and
- iii. **Whereas**, CB2M has serious life-safety concerns regarding the issuance of any liquor license (temporary or otherwise) at this location due to discrepancies between the stated occupancy of the instant application (200–249 persons for floors 4 and 5) and the current legal occupancy which is limited to 47 persons per floor for office use only under the Certificate of Occupancy dated 8/16/2018, this application is in conjunction with a separate application for the Applicant's Wine Catering Establishment currently operating under a temporary permit for the 2nd and 3rd floors of this building with a combined occupancy of 225 persons and 400 persons for special events (current Certificate of Occupancy is also for 47 persons per floor for floors 2 and 3 for office use only); and
- iv. **Whereas**, additional concerns include a not yet built 2nd staircase shown on the submitted plan and accessed via what the Applicant stated was the main entry for both the instant application and the 2nd and 3rd floor Catering Establishment located on Howard Street, **but that staircase has not yet been built** and there are various stop work orders on the building that have been issued by the New York City Department of Buildings; and
- v. **Whereas**, when asked to clarify how access is achieved to the 4th and 5th floor Members Club, the Applicant's attorney stated that this was "discussed in detail and recorded [in May/2026] and anyone interested could watch the recording and that he did not want to say something that could be perceived as inconsistent.... that the means of access that we described in detail at the last meeting has not changed;" the main entry described in May/2026 to CB2M and illustrated in provided drawings was through the Howard Street entry for both the instant application and the 2nd and 3rd floor Catering Establishment, that doorway leading to a 328 sq. ft. vestibule with one (1) six-person elevator to

service the entirety of the building and entrance to a ***currently unbuilt enclosed exterior staircase*** which the Applicant's attorney stated, and provided drawings indicate, will provide ingress and egress to all floors of the building; that statement was contradicted by the Applicant's architect, Robert Strong, when he appeared before CB2M's Landmarks committee for an application before the New York City Landmarks Preservation Commission (NY LPC) in July/2026 and stated that the unbuilt stairway was intended ***for emergency egress only*** and was separated from the spaces with emergency exit signs and fire-rated, self-closing doors ***and the plans submitted in conjunction with the landmarks application to NYC LPC indicated the stairway as emergency egress***; serious life safety concerns being raised due to the fact that the stairway is currently unbuilt yet the Applicant is applying for this liquor license to get a temporary liquor license permit with the only currently existing means of ingress and egress for the entirety of the building is the one six-person elevator and a stairway accessed via Broadway; and

- vi. **Whereas**, it is questionable how the two licensed premises (Catering Establishment and Members Club) will operate completely independent of each other as persons going to the Members Club on the 4th and 5th floor need to use the same stairway and elevator that services the 2nd and 3rd floors of the building; there being significant concerns as to how members coming for events will be dropped off and picked up, the viability of using the right turning lane on Broadway for drop offs and pick ups is not good and Howard Street is essentially a narrow, one way street that dead ends at Mercer Street, with primarily residential uses in the surrounding buildings above the ground floor; Howard Street cannot adequately accommodate the potential number of vehicles arriving and departing to a large capacity Members Club, especially one housed in the same building and using the same means of ingress and egress as a large-capacity event space; the concerns over traffic congestion and the related horn honking, sidewalk congestion, and sound traveling to residents through the walls and skylight of the old cast iron building which is asking to have live, amplified music and DJs, is further exacerbated by the existence of the Catering Establishment on the 2nd and 3rd floors also having live, amplified music and DJs, the location being unable to accommodate the potential number of persons entering and exiting at the same time in addition to the number of for-hire vehicles as both guests of private Members Clubs and event spaces typically do not use public transportation in the evening, it being unclear how the combined regular occupancy of 425 persons can be managed in relation to ingress/egress and for-hire vehicles; and
- vii. **Whereas**, the Applicant has leased floors 2 through 5 of the building under a single lease agreement rather than two separate leases, one for the private Members Club and one for the Catering Establishment, there being a question as to if the instant application for the private Members Club would need to have its own lease to the premises in order to maintain its independence from the Catering Establishment on the 2nd and 3rd floors of the building; and
- viii. **Whereas**, the entire building had most recently been occupied by The House of Cannabis (THC), a "museum" dedicated to cannabis, from Spring/2023 through Fall/2024 and was not licensed for the service of alcohol, there have been numerous reports of problematic parties at the premises involving disorderly conduct, liquor being served illegally at many events, illegal consumption of cannabis on the premises and occupancy contrary to the approved Certificate of Occupancy with violations issued, traffic issues on Howard Street caused by the parties at THC with for-hire vehicles blocking the street; and
- ix. **Whereas**, CB2M recommended denial of the original On-Premises Club liquor license at this location, the purpose of the instant application being to get a temporary liquor license quickly while the On-Premises Club liquor license is working its way through the licensing system, there being nothing different in the instant application for the Wine Club liquor license from the application for On-Premises Club; and

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

THEREFORE BE IT FURTHER RESOLVED that CB2 respectfully requests that given the life safety issues raised that the matter of the issuance of a temporary license normally handled by the Licensing Department be put before the members of the Authority prior to issuance of any temporary license on an expedited manner to resolve this issue prior to any safety issues occurring; and

THEREFORE, BE IT FURTHER RESOLVED that if the Authority does consider issuing a temporary liquor license that a condition be placed on any temporary liquor license issued to **The Lightning Society 45 Howard St aka 427 Broadway, floors 4 and 5 10013** of limiting the occupancy per floor to what is stated in the current Certificate of Occupancy of 47 persons on each floor until such time as the Applicant receives an updated Certificate of Occupancy with allowable use for eating and drinking and club use along with larger occupancy and required Place of Assembly permits for floors 4 & 5 and that the full application is reviewed by the Members of the Authority at a later date; and

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

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

Vote: Unanimous, with 11 Executive Committee members in favor.

6. **Max NY Union Square LLC dba Max Brenner New York 841 Broadway 10003** (OP–Restaurant) (Transfer) (*renotification, appearance waived*)
 - i. **Whereas**, the Applicant and the Applicant's attorney originally appeared before Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #1 in [July/2025](#) to present an application for an On-

Premises Restaurant liquor license to operate a full-service restaurant with a focus on specialty chocolate in the ground floor of a 21-story landmarked commercial building (ca. 1900) on the northwest corner of East 3rd Street and Broadway (Block #565/Lot #15), the building falling within the Special Union Square District; at the time, CB2M unanimously recommended approval of the application with the executed stipulations; and

- ii. **Whereas**, the Applicant not filing their application within 270 days following the original 30-Day Notice date of 06/16/2025, the NYSLA requiring Applicants to re-notify the Community Board by sending another 30-Day Notice if the application has not been filed within that timeframe, the Applicant's attorney affirming there are no changes to the application and that the stipulations agreed to and executed with CB2M in July/2025 would be attached and incorporated into the "method of operation" of the On-Premises Restaurant liquor license; and

THEREFORE BE IT RESOLVED that CB2M recommends denial of the application for a new On-Premises Restaurant liquor license for **Max NY Union Square LLC dba Max Brenner New York 841 Broadway 10003** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant in July/2025 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, with 11 Executive Committee members in favor.

7. Little Lucky's LLC dba Lucky's 224 Lafayette St 10012 (OP-Restaurant) (Alteration: DONYC-Sidewalk) (Lic. ID #0340-25-109682) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add a sidewalk café consisting of 14 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises liquor license in addition to any other existing stipulations, with those supplementary stipulations as follows:
 - 1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 7 tables and 14 seats on Lafayette Street between Spring and Kenmare Streets.
 - 2. Hours of operation for the Dining Out NYC sidewalk café will be from 12 PM to 10 PM Saturdays and Sundays, 5 PM to 10 PM Mondays through Thursdays and 4 PM to 10 PM Fridays.
 - 3. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 - 4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 - 5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 - 6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
 - 7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
 - 8. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.

9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for the alteration to the existing On-Premises liquor license for **Little Lucky's LLC dba Lucky's 224 Lafayette St 10012** to add seating under the Dining Out NYC program unless the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous, with 11 Executive Committee members in favor.

- 8. Bleecker Hospitality LLC dba Bosco 169 Bleecker St 10012** (OP–Restaurant) (Alteration: DONYC–Roadway) (Lic. ID # 0340-22-105148) (*renotification, appearance waived*)
- i. **Whereas**, the Applicant and Applicant's attorney originally notified Community Board 2, Manhattan's (CB2M) SLA Licensing Committee #1 in June/2025 of an Alteration to the existing On-Premises Restaurant liquor license to add roadway café seating consisting of 22 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the instant application being a renotification of the original notice as the Applicant was unable to file the alteration application until now; the Applicant executed a supplementary stipulation agreement with CB2M in June/2025 that they agreed would be incorporated into the method of operation of their existing liquor license; and

THEREFORE BE IT RESOLVED that CB2M recommends denial of the Alteration application to the existing On-Premises Restaurant liquor license for **Bleecker Hospitality LLC dba Bosco 169 Bleecker St 10012** unless the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant in September/2025 are incorporated into the "method of operation" of the NYSLA liquor license.

Vote: Unanimous, with 11 Executive Committee members in favor.

- 9. 24 5th Ave LLC dba Claudette 24 5th Avenue, New York, NY 10011** (OP–Restaurant) (Alteration: DONYC–Sidewalk) (Lic. ID #0340-22-103472) (*appearance waived*)
- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add a sidewalk café consisting of 26 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant had a DCWP-approved sidewalk café at this location since approximately 2014; 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 sidewalk café will substantially conform to submitted diagram and have no more than 11 tables and 26 seats on 5th Avenue between West 9th and West 10th Streets.

2. Hours of operation for the Dining Out NYC sidewalk café will be from 11 AM to 10 PM Saturdays and Sundays and 5 PM to 10 PM Mondays through Fridays.
3. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
8. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for the alteration to the existing On-Premises liquor license for **24 5th Ave LLC dba Claudette 24 5th Avenue, New York, NY 10011** to add seating under the Dining Out NYC program unless the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous, with 11 Executive Committee members in favor.

10. Center for Goods LLC & Restaurant Associates LLC dba Roman and Williams Guild NY and La Mercerie Cafe and Bakery 53 Howard St 10013 (OP-Restaurant) (Alteration: DONYC-Sidewalk) (Lic. ID #0340-21-120392) (*appearance waived*)

- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add a sidewalk café consisting of 20 seats in total as part of the Dining Out NYC program to their licensed premises; the Applicant having added 56 seats of roadbed seating to their licensed premises in April/2025 and has an interior seated occupancy of 72 persons for a combined exterior and interior occupancy of 148 persons; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises liquor license in addition to any other existing stipulations, with those supplementary stipulations as follows:
 1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 10 tables and 20 seats on Mercer Street between Howard and Canal Streets.
 2. Hours of operation for the Dining Out NYC sidewalk café will be from 10 AM to 10 PM Saturdays and Sundays and 11:30 AM to 10 PM Mondays through Fridays.
 3. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
 4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
 5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
 6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.

7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
8. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for the alteration to the existing On-Premises liquor license for **Center for Goods LLC & Restaurant Associates LLC dba Roman and Williams Guild NY and La Mercerie Cafe and Bakery 53 Howard St 10013** to add seating under the Dining Out NYC program unless the statements the Applicant has presented are accurate and complete, and that those conditions and supplementary stipulations agreed to by the Applicant above are added to the existing NYSLA Liquor License.

Vote: Unanimous, with 11 Executive Committee members in favor.

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

11. 357 WBroadway LLC dba Pearl Box 357 West Broadway 10013 (OP–Restaurant) (Alteration)

Whereas, during this month’s Community Board 2, Manhattan’s (CB2M) SLA #1 Licensing Committee Meeting on August 5, 2026, it became apparent that in addition to the Alteration application, that the Method of Operation had also undergone some changes, the Applicant requested to lay over this application to September/2026 and will resubmit the application for both the Alteration and Change in Method of Operation for consideration at a future CB2M SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that CB2M strongly recommends that the NYSLA deny any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **357 WBroadway LLC dba Pearl Box 357 West Broadway 10013** until the Applicant has presented their application in front of CB2M’s SLA Licensing Committee and CB2M has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2M should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 11 Executive Committee members in favor.

12. 26 Bond Street Retail LLC dba Jac’s on Bond 26 Bond St 10012 (OP–Restaurant) (Change in Method of Operation)

Whereas, prior to this month’s Community Board 2, Manhattan’s (CB2M) SLA #1 Licensing Committee Meeting on August 5, 2026, the Applicant requested to lay over this application to September/2026 and will resubmit the application for consideration at a future CB2M SLA Licensing Committee meeting prior to any filings with the NYSLA should they proceed; and

THEREFORE, BE IT RESOLVED that CB2M strongly recommends that the NYSLA deny any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, change in method of operation, alteration, transfer or other changes to any existing license for **26 Bond Street Retail LLC dba Jac's on Bond 26 Bond St 10012** until the Applicant has presented their application in front of CB2M's SLA Licensing Committee and CB2M has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2M should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 11 Executive Committee members in favor.

13. Parkatkims LLC 119 Elizabeth St 10013 (WBC–Tavern) (Catering facility) (*previously unlicensed*)

Whereas, prior to this month's Community Board 2, Manhattan's (CB2M) SLA #1 Licensing Committee Meeting on August 5, 2026, the Applicant requested to lay over this application to September/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 **Parkatkims LLC 119 Elizabeth St 10013** until the Applicant has presented their application in front of CB2M's SLA Licensing Committee and CB2M has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2M should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 11 Executive Committee members in favor.

14. Luxpizzaca LLC dba The Ray Ban House 62 Prince St 10012 (WBC–Restaurant)

Whereas, prior to this month's Community Board 2, Manhattan's (CB2M) SLA #1 Licensing Committee Meeting on August 5, 2026, the Applicant requested to lay over this application to September/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 **Luxpizzaca LLC dba The Ray Ban House 62 Prince 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, with 11 Executive Committee members in favor.

15. Luxpizzaca LLC dba The Ray Ban House 62 Prince St 10012 (OP–Restaurant)

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

Meeting on August 5, 2026, the Applicant requested to lay over this application to September/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 **Luxpizzaca LLC dba The Ray Ban House 62 Prince 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, with 11 Executive Committee members in favor.

16. Entity to be formed by Justin Weitz 103-105 MacDougal St 10012 (OP-Restaurant)

Whereas, prior to this month's Community Board 2, Manhattan's (CB2M) SLA #1 Licensing Committee Meeting on August 5, 2026, the Applicant requested to lay over this application to September/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 **Entity to be formed by Justin Weitz 103-105 MacDougal 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, with 11 Executive Committee members in favor.



COMMUNITY BOARD NO. 2, MANHATTAN

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SLA LICENSING COMMITTEE 2

August 6, 2026

RESOLUTIONS:

1. PeggyJoanCubbyHole LLC dba Cubbyhole 281 W 12th St 10014 (OP–Tavern)

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Tavern liquor license to operate an inclusive neighborhood bar offering a “gathering place for deeply marginalized individuals within the LGBTQ+ community, particularly lesbians and transgender people on the ground floor of a five (5)-story mixed-use building (ca. 1870) on the northeast corner of West 4th and West 12th Streets between (Block #615/Lot #100), the building being in a residential area and falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. **Whereas**, the ground floor premises is approximately 653 sq. ft. with 376 sq. ft on the ground floor and 277 sq. ft. on the cellar, the cellar being accessed via a sidewalk hatch and used for storage purposes only with no patron use; there will be two (2) tables and four (4) seats and one (1) bar with nine (9) seats and 12 stools around the perimeter for a total seated occupancy of 25 persons; there is one (1) entrance serving as both patron ingress and egress and two (2) bathrooms; the store front infill being fixed with no operable doors or windows that open out to the sidewalk; there is no outdoor seating included with the application and no plans to have outdoor seating in the future; and
- iii. **Whereas**, the Applicant’s hours of operation will be 4 PM to 4 AM Mondays through Fridays and 2 PM to 4 AM Saturdays and Sundays; music will be recorded music from iPods/CDs/streaming services and from a juke box at above conversational levels with no subwoofers; there will be not more than three (3) TVs, no DJs, no live music no dancing, no promoted events or scheduled performance and no cover fee; there will be security nightly; and
- iv. **Whereas**, the premises to be licensed is one of three remaining lesbian bars in NYC, it has been operating under the name of The Cubbyhole at this location since 1994 (Lewek Corp dba The Cubby Hole Lic ID #0370-23-131632, exp 7/31/2027), the current owner inherited the premises following the passing of its longtime owner, Tanya Saunders, in 2015, the principals of the instant application have longstanding personal and professional ties to the licensed premises, one having worked there since 2009 and currently serving as its manager, the other working as a bartender there in the early 2000’s; the intention is not to make changes to the character of the licensed premises or method of operation and to continue to operate the bar in the same manner as it has been for the past 20+ years; and

- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the On-Premises Tavern liquor license, with those stipulations as follows:
1. Will be advertised and operated as an inclusive neighborhood bar offering a “gathering place for deeply marginalized individuals within the LGBTQ+ community, particularly lesbians and transgender people with food available during all hours of operation.”
 2. The hours of operation will be 4 PM to 4 AM Mondays through Fridays and 2 PM to 4 AM Saturdays and Sundays. All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge or Sports Bar or allow any portion of premises to be operated in that manner.
 4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
 5. Will play recorded music and music from a juke box. No music will be audible in any adjacent residences at any time.
 6. Will not have any subwoofers.
 7. Will have no more than 3 televisions no larger than 55". There will be no projectors.
 8. Will not have patron occupancy/service to any portion of the basement of licensed premises
 9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 10. Will not install or have French doors, operable windows or open facades.
 11. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
 12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 13. Will 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 or velvet ropes or metal barricades.
 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 **39 active licensed premises** and 8 pending licenses within 750 ft. of the premises proposed to be licensed according to LAMP, the agreed upon hours and stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and

THEREFORE BE IT RESOLVED that CB2M recommends denial of the application for a new On-Premises Tavern liquor license for **PeggyJoanCubbyHole LLC dba Cubbyhole 281 W 12th 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, with 11 Executive Committee members in favor.

2. 210W10 Restaurant LLC 210 W 10th St 10014 (OP–Restaurant)

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for an On-Premises Restaurant liquor license to operate a reservation-only high-end American restaurant on the ground floor of a six (6)-story mixed-use building (c. 1911) on West 10th Street between West 4th and Bleecker Streets (Block #619 / Lot #56), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. **Whereas**, the ground floor premises is approximately 2,033 sq. ft., with 1,004 sq. ft. on the ground floor and 1,029 sq. ft. on the basement, the basement being connected by an exterior stairway with no patron use of the basement; there will be 13 tables and 36 seats and one bar with six (6) seats for a total seated occupancy of 41 persons and a legal occupancy of 74 persons, there is one (1) entrance serving as both patron ingress and egress and one (1) patron bathroom; the storefront infill being fixed with no operable doors or windows that open out onto the sidewalk; there is no outdoor seating included with this application; and
- iii. **Whereas**, the Applicant’s hours of operation will be 12 PM to 12 AM Sundays through Saturdays (7 days a week); music will be recorded background music only from iPods/CDs/streaming services; there will be no TVs, no DJ’s or live music, no promoted events or scheduled performance, no cover fees and no velvet ropes or metal barricades; and
- iv. **Whereas**, the premises to be licensed has most recently been licensed with an On-Premises Restaurant liquor license from approximately 2017 to 2025 as Sushi on West 10th Street LLC dba Sushi on Jones, first with a Restaurant Wine license until approximately 2022 and then an On-Premises Restaurant liquor license (Lic ID #0340-23-138120) and prior to 2017 was dry retail, most recently operating as a laundromat; and
- v. **Whereas**, the instant application originally included a sidewalk café which the Applicant stated they are removing from the application at this time though they may return in the future to add a few tables outside, the local block association (West Village Residents Association) spoke in favor of the application after the Applicant had emailed them saying the application would no longer include a sidewalk café, the block association’s support is based on the hours and method of operation as presented with no outdoor seating, the sidewalk being very narrow with a bus stop in front of the location and the building entrance to the 39 residential units of the building immediately adjacent to the ground floor premises proposed to be licensed, with ground floor residents on the other side of the building entryway; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the new On-Premises Restaurant liquor license, with those stipulations as follows:
 1. Will be advertised and operated as a full-service reservation-only high-end American restaurant.
 2. The hours of operation will be 12 PM to 12 AM Sundays through Saturdays (7 days a week). All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 4. There is no backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadway café seating included with this application.

5. 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 12 private parties per year.
7. Will not have televisions.
8. Will close all doors and windows at all times, allowing only for patron ingress and egress.
9. Will actively manage patron ingress and egress to ensure both patrons and for-hire vehicles move along and do not cause a disturbance to surrounding residents. Will post exterior signage asking patrons to respect the neighbors.
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.
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 CB2, Man. prior to submitting any changes to any stipulation agreed to herein including for change in method of operation/alteration to add any sidewalk, roadbed or other outdoor seating.

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 **105 active licensed premises** and 6 pending licenses within 750 ft. of the premises proposed to be licensed according to LAMP, the agreed upon hours and stipulations being reasonable, the Applicant being a principal at another location in CB2M, 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 **210W10 Restaurant LLC 210 W 10th St 10014** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license in order to create public interest for the issuance of this liquor license.

Vote: Unanimous, with 11 Executive Committee members in favor.

3. Anew World LLC 526 Hudson St 10014 (WBC–Tavern) (previously unlicensed)

i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for a Tavern Wine license to operate a 501(c)3 not-for-profit organization with a focus on community impact with an ancillary café and event use that is used only in promotion of its social mission on the first floor and basement of a four (4)-story mixed-use building (c. 1832) on Hudson Street between Charles and West 10th Streets (Block #620/Lot #4), the building falling within NYC LPC’s designated Greenwich Village Historic District; and

- ii. **Whereas**, the premises is approximately 2,552 sq. ft. with the first floor (above grade) being approximately 1,201 sq. ft. and the basement approximately 1,351 sq. ft; there is both a stairway and elevator connecting the floors from the street level entry; there will be approximately six (6) tables and 12 seats and one (1) bar with three (3) seats and another bar in the basement with no seats for a total seated patron occupancy of 15 persons; the premises has one (1) door which will serve as patron ingress and egress and two (2) patron bathrooms; the café service is located in the basement and the first floor is used for the gift shop, seating and where private events will be held; 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 will be from 8 AM to 7 PM Fridays and Saturdays and 7:30 AM to 7 PM Mondays through Fridays; music will be quiet background only consisting of music from iPod/CDs/streaming services and there may be occasional live acoustic music (no brass, percussion or amplification); there will be no dancing, no DJs, no 3rd party promoted events, no cover fees, no velvet ropes, no movable barriers and no security or doormen; there is a rear yard which the Applicant affirmed would not be used by patrons or staff aside from staff access to the exterior stairway, the Applicant may return in the future for patron use of the rear yard if they receive a Certificate of Occupancy or Letter of No Objection showing that the rear yard can be used for eating and drinking; and
- iv. **Whereas**, the Applicant, who has been open in the premises proposed to be licensed since September/2025, will be holding ticketed events in promotion of its social mission up to 2x per week which will be open to the public and operate on a “pay as you wish” RSVP basis, there may also be up to 24 private events per year where the space is rented to like-minded entities but at all times the premises will be under the control of the Applicant and follow the agreed upon stipulations; and
- v. **Whereas**, the premises, which has never previously been licensed for the service of alcohol, has been vacant since approximately 2021, from approximately 1988 the premises was a cowboy apparel store under the name of Whiskey Dust which closed in 2006 and then a dry cleaners from 2016 to 2021; there had previously been approximately seven (7) residential units on the upper floors of the building, the co-founder of the non-profit purchased the building and is currently using the upper floors as offices for the non-profit organization, with job filings having been submitted to NYC Department of Buildings which change the use of floors 1 through 4 from premises with sleeping accommodation to business and service use; and
- vi. **Whereas**, there already are a significant number of licensed establishments in both CB2M and in the immediate area, there being **69 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 agreed upon hours and stipulations being reasonable albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and
- vii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the new Tavern Wine license, with those stipulations as follows:
1. Will be advertised and operated as a 501(c)3 not-for-profit organization with a focus on community impact with an ancillary café and event use that is used only in promotion of its social mission.

2. The hours of operation will be 8 AM to 7 PM Fridays and Saturdays and 7:30 AM to 7 PM 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. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. Will not have patron use of the rear yard. Staff use will be to access the stairway between floors. The rear yard will not be used for staff breaks or meetings.
6. Will play recorded background music at conversational levels only and there may be occasional acoustic live music (no brass, percussion or amplification of any kind). No music will be audible in any adjacent residences at any time.
7. Will not have televisions.
8. Will have not more than two (2) ticketed events per week.
9. Will have not more than 24 private parties per year.
10. Will close all doors and windows at all times, allowing only for patron ingress and egress.
11. Will not install or have French doors, operable windows or open facade
12. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. Will not have: dancing, DJs, 3rd party promoted events, any event where cover fee is charged, velvet ropes or metal barricades or security personnel/doorman.
16. Will not add more principals as presented to CB2M with greater than 20% share of business prior to submission of original application to the NYSLA.
17. Will appear before CB2M prior to submitting any changes to any stipulation agreed to herein.
18. Will appear before CB2, Man. for change in method of operation/alteration prior to submitting plans for any sidewalk, roadbed or other outdoor seating.

THEREFORE BE IT RESOLVED that CB2M recommends denial of the application for a new Restaurant Wine license for **Anew World LLC 526 Hudson St 10014** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous, with 11 Executive Committee members in favor.

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

- i. **Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s (CB2M) SLA Licensing Committee #2 to present an application to the NYS Liquor Authority (NYSLA) for a Change in Method of Operation to their On-Premises liquor license to continue to operate a restaurant within a legitimate theatre housed in an 1838 theater building and the ground floor of an adjacent 1858 mixed-use building on Commerce Street between Bedford and Barrow Streets (Block #584/Lot #27) in NYC LPC’s designated Greenwich Village Historic District; and

- ii. **Whereas**, the Change in Method of Operation sought is to extend the daily closing hours of the restaurant from 11 PM daily to 12 AM Sundays through Thursdays and 1 AM Fridays and Saturdays; and
- iii. **Whereas**, the restaurant operates in conjunction with The Cherry Lane Theatre, and while it may be open at times when the theatre is not operating, the original application which CB2M heard in [June/2023](#) and recommended be approved stated they are a theatre with a restaurant *appealing to the pre- and post- needs of theatre goers*, their attorney stating at the time “*everything out by 11, that’s for the restaurant as well. That’s a reasonable time for any restaurant to close.* Background music only, obviously amplified music in the theatre for the shows...” and going on to say that the restaurant is going to draw the theatre-goers before the show so not everybody is arriving at the same time and that the lobby is going to allow for internal queuing, their attorney also saying “the goal is to keep the theater approachable, the F and B accessible to the neighbors, to the community, that’s the whole purpose to why they’re here in the first place... it’s going to be a nice restaurant in the sense that it’s not a bar but a restaurant that folks could afford...”; and
- iv. **Whereas**, the Applicant originally submitted a 30-day notice to CB2M on November 14, 2025 for the extended hours and was placed on the CB2M’s December/2025 SLA Committee agenda at which time the Applicant requested to withdraw the application in order to do community outreach as neighbors, upon seeing notice of the item being on CB2’s agenda, began lodging complaints about the theatre and restaurant operations relating to disturbance to their quality of life on this very quiet, almost entirely residential block due to noise from patrons lingering after 11 PM, trash issues, truck deliveries at all hours, loading and unloading for events, for-hire vehicles congesting the street, etc.; and
- v. **Whereas**, when the Applicant originally came before CB2M the application was presented as reviving The Cherry Lane Theatre which had operated as a non-profit local theatre since 1924 with some gaps in operations, in March 2023 A24 film studio and global private equity real estate firm Taurus Investment Holdings purchased the theatre, a stipulation agreement was signed and executed as to the hours and method of operation for both the theatre and restaurant reflecting what was presented and agreed to at CB2M’s June/2023 meeting, the theatre later bringing in Galactus Group LLC as Mgr after the stipulations were executed, the principals of which are licensees on many other well-known restaurants in New York, the East Coast and West Coast, their high profile drawing patrons of their own having nothing to do with theatre-goers, essentially creating two separate and distinct destination establishments (Cherry Lane Theatre and Wild Cherry restaurant) on this very distinct, narrow and quiet residential block of the West Village, the destination location Wild Cherry restaurant now having an outside impact on quality of life in the immediate residential area under its current operation which was never presented as part of this application in the past when it was subject to review under the 500 foot rule; and
- vi. **Whereas**, long-term local residents appeared and wrote letters in opposition to any increase in hours, stating that the former Cherry Lane Theater was a small off-Broadway venue that blended into the neighborhood and were considerate of their surroundings and that with the previous operation a balance existed between the theater, restaurant and residential community all working towards an acceptable balance, that audience members for the comings and goings for the theatre were to be expected within normal theatre production hours and that noise occurs immediately pre and post shows, but now the very popular restaurant Wild Cherry has its own coming and going throughout the evening and going much later causing disturbances, adding congestion of its own to the immediate area with traffic, parking and people, the lobby unable to accommodate both the restaurant and theatre patrons, because this is a residential only zoned area, many residents having bedrooms, some with young children, that face directly onto Commerce Street and any extension of hours will further negatively impact their quality of life, residents stating there is no internal trash storage so all garbage

from the restaurant and theatre is stored on the small, narrow sidewalk, that the restaurant, Wild Cherry, has become a trendy nightspot as highlighted in [November/2025 Eater](#) article, [February/2026 NYTimes](#) article and [May/2026 Hollywood Reporter](#) article, drawing its own clientele and for hire vehicles to this quiet block, in addition to the theatre-goers, that a destination restaurant in its own right was not how this restaurant application was presented to or evaluated by the neighbors or CB2M when they came before CB2M for their liquor license in June/2023 at which time the restaurant was described as mostly being to support the theatre-goers and not bringing in a separate and distinct high-profile clientele; and

- vii. **Whereas**, while the Applicant has made efforts to work with the local residents to mitigate the negative quality of life issues since withdrawing the Change in Method of Applicant in December/2025, a large number of long-term, immediate residents do not feel these efforts have been successful and that any extension of hours for the restaurant will further exacerbate the issues, longer hours adding another restaurant seating, meaning more meals served which translates to more supplies being delivered, more trash, more late night noise from patrons leaving in groups later in the evening, later hours for for-hire vehicles – none of which has been effectively managed currently; this idyllic, almost entirely residential block on a curved, narrow West Village street with extremely narrow sidewalks, unable to handle the impacts of a destination restaurant that is serving its own clientele and rarely that of theatre-goers as reservations are difficult to obtain; that the public interest established upon the initial CB2M recommendation to approve the license was due to the restaurant primarily serving theatre-goers, with the ability to serve the local community when the theatre was not in operation, and its reasonable closing hours for a residential block and was not in support of a high profile, destination restaurant serving a separate and distinct community creating further impacts to the residents on this residential block from that of the theatre-goers; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the Change in Method of Operation for **A24 Commerce St LLC and Galactus Group LLC as mgr. dba Cherry Lane Theater 38-42 Commerce St 10014**, and

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

Vote: Unanimous, with 11 Executive Committee members in favor.

5. **Killowen Westside LLC dba Keg & Lantern Brewing 29 7th Ave South 10014 (OP–Restaurant) (DONYC: Sidewalk) (Lic. ID #0340-25-103574) (*appearance waived*)**
- i. **Whereas**, the Applicant will submit an application to the NYS Liquor Authority for an Alteration to the existing On-Premises Liquor License to add a sidewalk café consisting of 30 seats in total as part of the Dining Out NYC program to their licensed premises; and
- ii. **Whereas**, the Applicant has executed and has had notarized a supplementary Stipulations Agreement with CB2, Man. to address the new Dining Out NYC program seating that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the existing method of operation of their On-Premises liquor license in addition to any other existing stipulations, with those supplementary stipulations as follows:

1. Dining Out NYC sidewalk café will substantially conform to submitted diagram and have no more than 15 tables and 30 seats on 7th Avenue South between Leroy and Morton Streets.
2. Hours of operation for the Dining Out NYC sidewalk café will be from 12 PM to 10 PM Saturdays through Sundays.
3. No patrons will remain outside after stated closing time and all tables and chairs will be secured.
4. All outdoor patrons will be seated and any waitstaff will serve only from within the Dining Out NYC sidewalk café boundaries. There will be no waitstaff service over any barriers or outside the areas indicated as patron areas on submitted diagrams.
5. There will be no host stands, bus or service stations on the sidewalk or in the roadbed.
6. There will be no exterior music, speakers, TVs or any other sound reproduction devices in the outdoor area.
7. There will be no speakers or TVs inside the premises pointing outside through any doors or windows.
8. Will follow all rules and regulations of the Dining Out NYC program including clear path and ADA requirements.
9. All other stipulations agreed to and executed with Community Board 2, Man. remain in effect.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for the alteration to the existing On-Premises liquor license for **Killowen Westside LLC dba Keg & Lantern Brewing** 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, with 11 Executive Committee members in favor.

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

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

Whereas, prior to this month's CB2, Manhattan's SLA #2 Licensing Committee Meeting on August 6, 2026, the Applicant's Attorney requested to lay over this application to September/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 Rest 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, with 11 Executive Committee members in favor.

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

Whereas, prior to this month’s Community Board 2, Manhattan’s SLA #2 Licensing Committee Meeting on August 6, 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 **WYMI LLC 12 Vandam St 10013** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the NYSLA and requests that the NYSLA send this Applicant back to CB2 should this application proceed directly to the NYSLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 11 Executive Committee members in favor.

8. 68 Greenwich Forno LLC 68 Greenwich Ave 10011 (OP–Restaurant)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on August 6, 2026, the Applicant’s Attorney requested **to lay over** this application to September/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 **68 Greenwich Forno LLC 68 Greenwich Ave 10011** **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, with 11 Executive Committee members in favor.

9. Connoisseur Hospitality LLC 232 W 14th St 10011 (OP–Tavern)

Whereas, prior to this month’s CB2, Manhattan’s SLA #2 Licensing Committee Meeting on August 6, 2026, the Applicant’s Attorney requested **to lay over** this application to September/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 **Connoisseur Hospitality LLC 232 W 14th St 10011** **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, with 11 Executive Committee members in favor.

10. 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 August 6, 2026, the Applicant’s Attorney requested **to lay over** this application to September/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, with 11 Executive Committee members in favor.



COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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

LANDMARKS & PUBLIC AESTHETICS COMMITTEE

August 16, 2026

1. ***51 Mercer St. (Soho Cast Iron Historic District) – Application is to replace ground floor storefront. (PREVIOUSLY HEARD)**

Whereas:

A. The application was previously heard, recommendations for changes were made by the Committee and the applicant elected to present a new proposal; and

B. The application is an ultra-minimalist in plate glass infill with minimal metal framing and though the segments are the space of the existing garage door and doorway, and the garage door is fixed and visible in its open position and clearly visible through the window there is no historic reference; and

C. The design fails to include a divided transom above the entrance or a bulkhead at the show window to give a historic reference to the facade as recommended by the Committee; now

Therefore be it resolved that CB2, Manhattan recommends **denial** of the application unless there is a divide transom, a bulkhead and that the applicant seek other details that would give the design historic reference.

Vote: Unanimous, with 11 Executive Committee members in favor.

2. ***426 W. Broadway (SoHo Cast Iron District) – Application is to replace the finish on the existing step into the storefront.**

Whereas:

The black facing for the step is commonly used in the district and presents a clean appearance full-width step and is in keeping with the building; Now

Therefore be it resolved that CB2 Manhattan recommends **approval** of the black facing of a full-width step at the front of the building.

Vote: Unanimous, with 11 Executive Committee members in favor.

3. ***20 E. 9th St. (Greenwich Village Historic District) –Application is to legalize the construction of a replacement solarium for a deteriorated structure that was removed and the framing of the new installed without LPC permits.**

Whereas:

- A. The original solarium with a steeply pitched roof was in poor repair and was taken down and the steel framing for a new solarium has been erected; both without approval by the Commission; and
- B. The design is in the footprint and approximately the same volume of the original with a less steeply pitched roof and metal framed glass sides similar to approved examples in the district; and
- C. The proposal is for the metal to be painted the approved color for the windows of the building causing it to appear in sharp contrast to the “backdrop” of masonry; and
- D. The applicant agreed to a color that would blend into the surrounding masonry; now

Therefore be it resolved:

That CB2 Manhattan recommends **approval** of the application for the solarium provided that it is painted in a color that will blend with the surroundings as agreed by the applicant.

Vote: Unanimous, with 11 Executive Committee members in favor.

4. ***256 W. 4th St. (Greenwich Village Historic District) – Application is to construct a rooftop deck, new bulkhead, metal and glass railings, planter boxes, and relocate existing HVAC equipment.**

Whereas:

- A. The bulkhead is of an angular modern design similar to a greenhouse and the railings are in a modern shiny metal and glass; and
- B. The applicant agreed to iron railings typical to the district instead of the metal and glass; and
- C. There is no visibility from a public throughfare apart from a portion of the railing; and
- D. The deck and moving of the HVAC equipment to a non-visible location are acceptable; now

Therefore be it resolved that CB2 Manhattan recommends:

Approval of the non-visible bulkhead, and iron railing as agreed by the applicant, planters, deck and HVAC location.

Vote: Unanimous, with 11 Executive Committee members in favor.

5. *33 Perry St. (Greenwich Village Historic District) – Application is to construct a new front areaway with open grating at grade, a wrought iron fence, blue-stone sidewalk pavers, and modified windows at rear and lot line elevations.

Whereas:

- A. A historic photograph was show of an areaway without fencing covered by grating and without fencing above an existing sidewalk vault; and
- B. The proposal is for a similar areaway, 36” wide (leaving a 5’ clearance to a tree pit) with simple grating; and
- C. The fence at the areaway is totally inappropriate as an intrusion into the public way and would be permissible only at the property line and there is no history of a fence in this location; and
- D. The existing sidewalk is to be replace with bluestone pavers typical to the district; and
- E. The small “decorative” windows at the rear and west facades are to be replaced with windows existing ones which does not disturb the historic character of the building; now

Therefore be it resolved that CB2 Manhattan recommends:

- A. **Denial** of the areaway unless its width is reduced to 24” and is flush wth the sidewalk or of minimal heigh owing to the close clearance to a tree pit; and
- B. **Denial** of any fence which would necessarily be in the public way; and
- C. **Approval** of the bluestone sidewalk; and
- E. Community Board Manhattan recommends approval of a revocable consent upon request by the Department of Transportation for the use of the public realm for the proposed areaway provided that this application is modified with the approval of the Commission so that (a) the width of the areaway is no more than 24 inches, and (b) that the areaway is not enclosed by a fence.

Vote: Unanimous, with 11 Executive Committee members in favor.

6. *422 W. Broadway (SoHo Cast Iron District) – Application is to restore the front facade, resore and extend fire escape, construct a rooftop addition, new with masonry walls, stair bulkheads, install rooftop mechanical equipment.

Whereas:

- A. The facade is intact and will be restored; and
- B. The fire escape in historic design will be extended to the lower penthouse level (roof in the current condition) and a separate spur is from the deck to the second floor of the penthouse; and

C. The entrance door to the upper floors is to have existing wood panels replaced with glass for safety concerns as has been done elsewhere in the district has discreet free-standing numbers in a subtle finish; and

D. The two-story penthouse, set back 8' from the facade is of a suitable design, is somewhat visible from opposite the front, and is far greater than the usually acceptable visibility from the west; and

E. A member of the public spoke in favor of the resolution; now

Therefore be it resolve that CB2 Manhattan recommends:

A. **Approval** of the restoration of the facade, fire escape restoration and addition and the entrance modifications; and

B. **Denial** of the rooftop addition unless it is set back an additional approximately five feet and the height is reduced to the minimum required with 8' ceiling heights to reduce visibility.

Vote: Unanimous, with 11 Executive Committee members in favor.



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LANDMARKS & PUBLIC AESTHETICS COMMITTEE

August 17, 2026

1. *363 Bleecker St. (Greenwich Village Historic District) – Application is to extend the existing roof stair bulkhead to construct a penthouse, add roof safety railings around the roof, extend the ground floor at rear yard, and replace front façade windows. (PREVIOUSLY HEARD)

Whereas:

- A. The front facade windows are double hung six over one of a historic design appropriate to the house and are in an inappropriate metal where wood is required in keeping with historic material; and
- B. There is a rear yard extension taking a portion of the garden which appears to replace the ground floor with an unacceptable brick wall and the applicant did not provide sufficient information for the Committee to make an informed determination regarding its appropriateness or the effect on the garden.
- C. The 10' high rooftop structure incorporates the existing north stair bulkhead extended to the edge of the roof to the south, and 8' 9" beyond the existing bulkhead to the east resulting in an approximately 18' long highly visible north facade and greater than minimal visibility from the west and south and, with the extreme exposure of the roof on the building that is one story higher than the houses on either side, any rooftop addition would be more than minimally visible; and
- D. The rooftop addition is highly visible from the north, moderately visible from the east and moderately visible from the south and it does not meet the standard for rooftop additions to row houses in the Village of "not more than minimally visible from a public thoroughfare"; now

Therefore be it resolved that CB2 Manhattan recommends:

- A. **Denial** of the front facade windows unless they are in wood; and
- B. **Denial** until and unless sufficient clear, detailed information concerning the rear extension is provided to the Commission that enables it to make a determination of appropriateness; and

C. **Denial** of the rooftop addition with a highly visible 18' long facade to the north and more than minimally visibility from the east and south and **denial** of any rooftop addition in this building owing to the extreme exposure of the rooftop.

Vote: Unanimous, with 11 Executive Committee members in favor.

2. *63-65 Charles St. (Greenwich Village Historic District) – Application is to combine two row-houses into a single-family residence, restore the front facades, modifications to the areaways and railings, a rooftop addition, new mechanical equipment and railings, a two-story rear-yard extension, and excavation.

Whereas:

A. The buildings were a part of a row of seven identical houses and 65 is intact and 63 was completely altered with the stoop removed and has since had a partial and imperfect restoration to a modified form of the original design; and

B. Great care is being taken to ensure that the houses continue to appear as two separate houses with 63 serving as a model for 65; and

E. The restoration of the 63 areaway replicates an approved design from 61, and a gate will be introduced under the steps in the west side of 63 to provide communication between the areaways; and

F. The rear basement and parlor floor extension (4' 10" - 5' 11" to correct for the angle of the property) is in red brick with sandstone trim and multi light windows with a gray fascia at the top and the upper floors have double hung windows in the upper floors with one window combining two second floor windows at 65; and

G. There is a rooftop addition, 11' high and set back 15' with mechanicals above, in glass with zinc covered copper framing; and

H. A thin flat metal horizontal awning is minimally visible from a small area of corner some distance away; and

I. The extension is primarily on 63 with a small extension onto the roof of 65 with mechanical equipment above further emphasizing the separation of the two houses; and

J. There is an excavation 7'7" in the cellar and continuing into the garden with the customary 5' clearance to the property line; and

K. The party wall will be removed, and a required front room configuration of separate rooms will reinforce the appearance of two separate houses; and

L. The application affirmed that engineering studies and plans of a high standard are being carried out and that the owners of neighboring properties have been contacted; and

M. A portion of the front steps and areaway has historically occupied a portion of the sidewalk and remains unchanged; now

Therefore be it resolved that CB2 Manhattan recommends:

A. **Approval** of the proposal to combine two row houses, with careful attention to details that ensure that the houses continue to be seen as separate buildings and with faithful restoration at the front facade, sensitive alterations to the rear facade, a minimally visible rooftop addition, and careful excavation and underpinning; and

B: CB2, Manhattan recommends **approval** for continuation of the existing revocable consent, should it be requested by the Department of Transportation for the use of the public realm for the historic location of a portion of the areaway and stairs.

Vote: Unanimous, with 11 Executive Committee members in favor.