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

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

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FULL BOARD MINUTES

DATE: September 24, 2026
TIME: 6:30 P.M.
PLACE: The Gould Welcome Center at NYU, 50 West 4th Street, and via Zoom

ATTENDANCE

BOARD MEMBERS PRESENT IN PERSON: Susanna Aaron, Chris Arroyo, William Benesh, Keen Berger, Carter Booth, Katy Bordonaro, Anita Brandt, Amy Brenna, Richard Caccappolo, Y. (Nina) Chen, Valerie De La Rosa, Chris Dignes, Manaswini Dixit, Arturo Fernandez, Cormac Flynn, Aileen (Eileen) Gribbin, Jill Hanekamp, Ryder Kessler, Jeannine Kiely, Erika Olson, Alec Pruchnicki, Lois Rakoff, Bo Riccobono, Sean Ryan, Eddie Siegel, Frederica Sigel, Emma Smith, Dr. Shirley Smith, Sean Sweeney, Susan Wittenberg, Antony Wong (31)

BOARD MEMBERS PRESENT VIA ZOOM AND COUNTING TOWARD QUORUM: Ed Ma, Chenault Spence (2)

BOARD MEMBERS PRESENT VIA ZOOM AND NOT COUNTING TOWARD QUORUM: Susan Kent (1)

BOARD MEMBERS ABSENT WITH NOTIFICATION: Mar Fitzgerald, Stella FitzGerald, Susan Gammie, Drishaan Jain, Patricia Laraia, Janet Liff, Benjamin Listman, Paul McDaid, Donna Raftery, David Sandman, Rocio Sanz, Shirley Secunda, Eugene Yoo (13)

BOARD MEMBERS ABSENT: Rohyt Belani, Kate Bostock, David Gruber (3)

BOARD MEMBERS PRESENT/ARRIVED LATE: Sean Ryan (1)

BOARD MEMBERS PRESENT/LEFT EARLY: (0)

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

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

MEETING SUMMARY
Meeting Date – September 24, 2026
Board Members Present – 33
In Person – 31
via Zoom Counting toward Quorum –2
via Zoom not Counting toward Quorum –1
Board Members Absent with Notification – 13
Board Members Absent – 3
Board Members Present/Arrived Late – 1
Board Members Present/Left Early – 0

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PUBLIC SESSION

Dapolito Center, 388 Hudson - Andrew Berman, Executive Director, Village Preservation

- Thanks the Community Board for its recently issued letter supporting the restoration of the Dapolito Center
- Urges the Board to recognize that the fate of the Dapolito Center is intertwined with the fate of 388 Hudson.
- The Parks Department has been clear about this. We can "walk and chew gum," but it isn't going to happen unless the Parks Department integrates into its planning the recreational uses slated for 388 Hudson.

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

- Scheduled programming will proceed into the fall.

No More 24 Bill

- Supports - Kim Beck, Shannon Burkett, Susan Breindel

Edgar Allen Poe Room event (at NYU), honoring the life, times and work of Edgar Allan Poe - Lois Rakoff, community director

- Free event, Friday, November 20, details to follow.

Board success advocating for the Elizabeth Street Garden and affordable housing at 388 Hudson - Jeannine Kiely, board member

Noise pollution caused by grease recycling trucks operated by NYC Clean Air Group - Paul Hallsy

- Trucks start operating at 7am, and noise extends across several blocks. Paul has reached out to the company, which temporarily agreed to delay operations but no longer does. Company claims that this is legal.
- W. Benesh invited Paul to join an upcoming Street Activities & Resiliency meeting on noise.

ADOPTION OF AGENDA

The agenda was adopted by acclamation.

ELECTED OFFICIALS' AND REPRESENTATIVES' REPORTS

Ovie Latimore, Mayor's Office of Mass Engagement:

- Busy week hosting the President and with the UNGC.
- Vision Zero Reimagined was published last week, with a comprehensive plan for traffic safety.
- Filed to block the new public charge rule. No family should have to choose between feeding children and losing them.

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

- Released the back-to-school resource guide, available
- Celebration of Dolly Parton at Vanderbilt University, NY Campus.
- Opening an immigrant welcome center opening on September 29th.
- Community Board reception happening at the Met on September 30th.
- Upcoming participatory budgeting.
- Conducting a policy survey. Aiming to compile policy digest.

Emily Leng, Chief of Staff, NYS Senator Brian Kavanagh's Office, 27th District:

- Gov. Hochul signed bill CM sponsored, S10650, extending benefits for first responders of September 11th.
- Called for passage of Intro 978 that would adopt the increased threshold for SCRIE and DRIE.
- Joined Hudson Square BID for opening of Hudson Square Plaza.
- Working on upcoming flu clinics.

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

- Press conference in City Hall Park this afternoon to unveil new legislation, "Build More, Get More." For every home build, the state should provide funding to the community. The goal is to reward communities for building the homes we need.
- An additional piece of legislation is the Network Street Teams, which would better enable the coordination of care around an individual. We need more communication between care teams.
- Upcoming shredding event on October 8th.
- Housing and SCRIE and DRIE clinics will be held as usual.
  Q / A

- J. Kiely asks if the legislation to coordinate care will account for existing financing structures, many agencies are paid for interaction.

Nina Debry, NYS Assembly Member Deborah Glick's Office, 61st District:

- Last ever event on Thursday, October 8th.

Hayden Ryan, Communications Director, NYS Assembly Member Grace Lee's Office, 65th District

- Still fighting to ensure that first responders of 9/11 get the care that they deserve. Bill led by AM Lee will extend benefits. Grateful to the Mayor for releasing the reports on air quality after 9/11.
- Assembly passed a bill extending the data center moratorium and requiring more research on impacts.
- Joined the United Jewish Council of the Eastside on a food distribution event. Partnered Grand Street Settlement school supply drive.
- Shredding event on October 16th.

Andy Li, Budget Director, Council Member Christopher Marte's Office, District 1

- Intro 1008 introduced last week to preserve retirement benefits for City workers.
- Support for increase in SCRIE and DRIE.
- CM testified last week against Charter Provisions adopted
- Office has been helping residents who have been wrongly assessed for the pied-à-terre tax.

Council Member Harvey Epstein, District 2:

- Passed the budget in June.
- Holding a hearing in early October on pedicabs.
- Upcoming hearing on October 5 on AI safety.
- Passed a couple bills last month, one on illegal cannabis shops ensuring that DCWP takes away licenses of shops selling illegally. Another requires DOT to notify of roadwork 24 hours in advance of work.
- Hosted a climate event this week and will be moving forward a package of bills related to climate.
- Hosting a housing summit. Will be discussing both preservation and new development. Office is sharing a package of legislation for the Board's reference.
  Q / A
  - Q: R. Kessler is looking forward to the e-bike safety hearing, concerned about safety for e-

bikers as well as safety from e-bikers. What is the Council thinking about protecting pedestrians and bikers? Sees minimal enforcement or structural reform.
- A: DOT and NYPD don't have the peoplepower to staff across the city. Working on a community safety plan with DOT to identify areas for more protected bike lanes. Council is also working to develop a broader sense of responsibility for outcomes.
- Q: Dr. Smith, is anything happening in Council around the CORE Racial Equity Plan?
- A: There was a proposal, then a hearing, several edits were recommended. CM suggested specific changes pertaining to education.
- Q: K. Bordonaro thanks the CM for his support of Intro 578 raising the income thresholds on SCRIE and DRIE. What is coming next?
- A: CM expects this to move in October. Has heard no push back from the Mayor's team. Next step will be to have Albany index it again.
- Q: A. Brenna thanks the CM for his support for the petition for the alternative proposal for the south bound lane on Lafayette. Is there any timeline from DOT on this?
- A: Haven't heard back from DOT on this, but the office will continue to follow up.
- Q: S. Sweeny asks about the Houston and Wooster Street intersection.
- A: DOT is studying this, will follow up.
- Q: C. Flynn, update on care for trans youth provided at Mount Sinai?
- A: There is legal action taking place. They could lose funding.

Grace Fitzgerald, Council Member Carl Wilson's Office, District 3:

- Little Spain-La Nacional Way.
- Screening for Movies Under the Starts is tomorrow, *Monsters Inc.*
- Street tree care event on October 15.
- *S*hredding event on October 22.
- Intro 1098, the Pet Act, requiring transparency in pricing for veterinary services.

ADOPTION OF MINUTES

The minutes of July 2026 Full Board and August 2026 Executive Committee were adopted by acclamation.

BUSINESS SESSION

Chair's Report : Valerie De La Rosa

- Halloween Parade and Carnival hosted between NYU and CB2, 1pm-4pm, Saturday, October 31. Chair seeks 1-2 volunteers to stop by and help.
- Education and Human Services Committee - public hearing on Thursday October 6 to discuss district needs for Education and Human Services. Antony Wong will chair.

District Manager's Report: Mark Diller

- This evening's tech - thanks for the group's patience, to NYU and John, who usually does our AV.
- Throne Labs Inc. is a pilot for outdoor restrooms, not self-cleaning, needing a phone or a tap card to use, could prevent access for folks who need it.
- The Board votes on the top 3 district needs.

STANDING COMMITTEE REPORTS WITH RESOLUTIONS

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: Passed, 13 Board Members in favor, 14 against (S. Aaron, C. Arroyo, C. Booth, R. Caccapolo, V. De La Rosa, C. Dignes, C. Flynn, J. Hanekamp, R. Kessler, B. Riccobono, S. Ryan, E. Siegel, F. Sigel, S. Smith), 6 abstentions (W. Benesh, A. Brenna, N. Chen, A. Fernandez, E. Olson, E. Smith).

LANDMARKS

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 <u>provided that</u> 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: Passed, 32 Board Members in favor, 1 abstention (K. Berger).

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: Passed, 32 Board Members in favor, 1 abstention (K. Berger).

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 that 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

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

H. The north 35' of the exiting 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, 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 requested by the Department of Transportation.

Vote: Passed, 32 Board Members in favor, 1 abstention (K. Berger).

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: Passed, 32 Board Members in favor, 1 abstention (K. Berger).

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: Passed, 32 Board Members in favor, 1 abstention (K. Berger).

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: Passed, 32 Board Members in favor, 1 abstention (K. Berger).

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 pubic 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: Passed, 32 Board Members in favor, 1 abstention (K. Berger).

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: Passed, 31 Board Members in favor, 1 against (A. Fernandez), 1 abstention (K. Berger).

PARKS AND RECREATION

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, 33 Board Members in favor.

SLA 1 LICENSING

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 <u>all</u> 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, 34 Board Members in favor.

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 <u>all</u> 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, 34 Board Members in favor.

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 <u>all</u> 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 **<u>denial</u>** 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, 34 Board Members in favor.

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 <u>all</u> 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, 34 Board Members in favor.

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, 34 Board Members in favor.

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, 34 Board Members in favor.

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 Hildago, 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, 34 Board Members in favor.

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, 34 Board Members in favor.

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 <u>all</u> 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, 34 Board Members in favor.

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

10. 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, 34 Board Members in favor.

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, 34 Board Members in favor.

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, 34 Board Members in favor.

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, 34 Board Members in favor.

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, 34 Board Members in favor.

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, 34 Board Members in favor.

SLA 2

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, 33 Board Members in favor.

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 <u>all</u> 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, 33 Board Members in favor.

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, 33 Board Members in favor.

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, 33 Board Members in favor.

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:

17. 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.
18. 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.
19. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
20. 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.
21. 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.
22. 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.
23. Will not have televisions.
24. Will do adequate soundproofing in the premises to ensure the restaurant operations do not cause a disturbance to the upstairs residents.
25. Will close all doors and windows at 10 PM, allowing only for patron ingress and egress.
26. Will not make changes to the existing façade except to change signage or awning.
27. Will comply with NYC Department of Buildings Regulations and obtain Place of Assembly Certificate and keep current at all times required Permits and Certificates.
28. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
29. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
30. 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.
31. 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.
32. 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.
33. 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, 33 Board Members in favor.

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 approximately10,273 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 CB2 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.

Vote: Unanimous, 33 Board Members in favor.

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 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 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, 33 Board Members in favor.

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 seven (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 banquettes 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 to 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 streets, 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, 33 Board Members in favor.

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 a 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 <u>all</u> 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, 33 Board Members in favor.

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

10. 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, 33 Board Members in favor.

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, 33 Board Members in favor.

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, 33 Board Members in favor.

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, 33 Board Members in favor.

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, 33 Board Members in favor.

STREET ACTIVITIES AND RESILIENCY

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: Unanimous, 33 Board Members in favor.

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: Unanimous, 33 Board Members in favor.

3. *9.18-9.20.26 – Happy Camp3r Pop-Up (Sponsor: Happy Camp3r), Elizabeth St. bet. E. Houston & Prince Sts. [Partial SW 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: Unanimous, 33 Board Members in favor.

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: Unanimous, 33 Board Members in favor.

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: Unanimous, 33 Board Members in favor.

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: Unanimous, 33 Board Members in favor.

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: Unanimous, 33 Board Members in favor.

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: Unanimous, 33 Board Members in favor.

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: Unanimous, 33 Board Members in favor.

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: Unanimous, 33 Board Members in favor.

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: Unanimous, 33 Board Members in favor.

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: Unanimous, 33 Board Members in favor.

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: Unanimous, 33 Board Members in favor.

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: Unanimous, 33 Board Members in favor.

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 Cobbles (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 Cobbles 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. Macdougal & 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: Unanimous, 33 Board Members in favor.

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