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## COMMUNITY BOARD NO. 2, MANHATTAN

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

December 22, 2014

Julie Menin, Commissioner  
NYC Department of Consumer Affairs  
42 Broadway  
New York, NY 10004

Dear Commissioner Julie Menin:

At its Full Board meeting on December 18, 2014, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolutions:

### **New App. for revocable consent to operate an Unenclosed sidewalk cafe for:**

#### **1. Sal's Family Pizza Inc., 384 Broome St., with 6 tables & 12 chairs (15500-2014-ASWC)**

Block:480 Lot:41

Year Built:1900

Residential Units:40 Total # of Units:45

District: Special Little Italy District

Lot Frontage:78.33' Lot Depth:100.42

Number of Buildings:2; Number of Floors:6

Zoning:C6-2G, C6-1

#### **Whereas,**

- a. the area was posted, community groups notified and there were no community members present regarding this application, and the applicant, Vincenzo Triolo, was present, and
- b. this café is proposed for a sidewalk of 17' width with no additional limiting obstructions and is proposed to be 8'3" deep, leaving 8'9" as clear pedestrian path, and using 11'6" of the roughly 15' frontage of the business, and
- c. the applicant was provided a copy of CB2's Sidewalk Café Guidelines, an abbreviated guide to the rules that the committee has most often seen cause issues with café operations, and
- d. this property lies within the Special Little Italy District and Section 109-02 of the Zoning Resolution states: "The use of the public streets and sidewalks for the maintenance of sidewalk cafes, outdoor cafes or any other structures shall require the separate approval of the Board of Estimate, which may be granted upon such terms and conditions as the Board of Estimate may deem appropriate," and

- e. for this reason a sidewalk cafe at this location should not be considered as-of-right and should require separate consideration and approval of the City Council,

**THEREFORE BE IT RESOLVED** that Community Board 2 Manhattan recommends **APPROVAL** of this NEW application for revocable consent to operate an Unenclosed sidewalk café for **Sal's Family Pizza Inc., 384 Broome St., with 6 tables & 12 chairs (15500-2014-ASWC)**

**BUT ONLY IF the City Council determines that the proposed terms and conditions are appropriate.**

**VOTE:** Unanimous, with 41 Board Members in favor.

**FYI renewals:**

**Whereas**, the renewals below were posted on the CB2 Manhattan website and there were no community members requesting these applications be heard, and

**Whereas**, these cafés have been operated for at least 2 years by these applicants and the Board has not been notified of any issues with their operation,

2. L Plus L Productions LLC, 113 7th Ave. South, with 12 tables & 24 chairs (1347094-DCA)
3. Barbuto LLC, 775 Washington St., with 12 tables & 24 chairs (1219498-DCA)
4. 114 Kenmare Associates LLC, d/b/a La Esquina, 106 Kenmare St., with 8 tables & 26 chairs (1227042-DCA)
5. 161 Mulberry Restaurant LLC, d/b/a Gelso & Grand Italian Food Center, 161 Mulberry St., with 20 tables & 44 chairs (1443292-DCA)
6. 18 Front Inc., d/b/a Room 18, 18 Spring St., with 2 tables & 4 chairs (1221936-DCA)
7. P.J.'s of Little Italy Inc, d/b/a Pellegrino's, 138 Mulberry St, with 5 tables & 10 chairs (1343750-DCA)

**THEREFORE BE IT RESOLVED** that Community Board 2 Manhattan recommends **APPROVAL** of the RENEWAL applications for revocable consent to operate the indicated sidewalk café for the above applicants

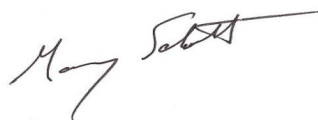
**VOTE:** Unanimous, with 41 Board Members in favor.

Please advise us of any decision or action taken in response to these resolutions.

Sincerely,



Tobi Bergman, Chair  
Community Board #2, Manhattan



Maury Schott, Chair  
Sidewalks & Public Access Committee  
Community Board #2, Manhattan

TB/EM

c: Hon. Jerrold L. Nadler, Congressman  
Hon. Nydia Velázquez, Congresswoman  
Hon. Brad Hoylman, NY State Senator  
Hon. Daniel L. Squadron, NY State Senator  
Hon. Sheldon Silver, Assembly Speaker  
Hon. Deborah J. Glick, Assembly Member  
Hon. Gale Brewer, Man. Borough President  
Hon. Corey Johnson, Council Member  
Hon. Margaret Chin, Council Member  
Hon. Rosie Mendez, Council Member