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## COMMUNITY BOARD NO. 2, MANHATTAN

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

January 2, 2013

Jonathan Mintz, Commissioner  
NYC Department of Consumer Affairs  
42 Broadway  
New York, NY 10004

Dear Commissioner Mintz:

At its Full Board Committee meeting on December 20, 2012, Community Board #2, Manhattan adopted the following resolution:

### **Renewal App. for revocable consent to operate an unenclosed sidewalk cafe for:**

- 1. L'atre Enterprises, NYC d/b/a AOC Restaurant, 314 Bleecker St. (SW corner Grove St), with 2 tables & 4 seats, DCA# 1159486**

Block:588Lot:7501

Year Built:1920

Residential Units:6Total # of Units:8

Landmark Building: Yes

Lot Frontage:40'Lot Depth:83

Number of Buildings:2; Number of Floors:4

Zoning:C1-6

Historic District: Greenwich Village

**Whereas**, the area was posted, community groups notified and there were no community members present regarding this application, and the applicant's representative, Steve Wygoda, was present, and

**Whereas**, this café has been operated for several years by this applicant with few known issues,

**THEREFORE BE IT RESOLVED** that Community Board 2 Manhattan recommends **APPROVAL** of this application for a RENEWAL App. for revocable consent to operate an Unenclosed sidewalk café for **L'atre Enterprises, NYC d/b/a AOC Restaurant, 314 Bleecker St. (SW corner Grove St), with 2 tables & 4 seats, DCA# 1159486**

**VOTE: Unanimous, with 37 Board members in favor.**

**2. Caffe Vetro, Inc. d/b/a Epistrophy Café, 200 Mott St. (btw Kenmare St & Spring St), with 6 tables & 12 seats, DCA# 1245908**

Block:479Lot:11  
Year Built:1900(estimated)  
Residential Units:26Total # of Units:27

Lot Frontage:25.17'Lot Depth:93.67  
Number of Buildings:1; Number of Floors:7  
Zoning:C6-1C6-2

**Whereas**, the area was posted, community groups notified and there were no community members present regarding this application, and the applicant's representative, Michael Kelly, was present, and

**Whereas**, this café has been operated for several years by this applicant with few known issues,

**THEREFORE BE IT RESOLVED** that Community Board 2 Manhattan recommends **APPROVAL** of this application for a RENEWAL App. for revocable consent to operate an Unenclosed sidewalk café for **Caffe Vetro, Inc. d/b/a Epistrophy Café, 200 Mott St. (btw Kenmare St & Spring St), with 6 tables & 12 seats, DCA# 1245908**

**VOTE: Unanimous, with 37 Board members in favor.**

**3. 174 Grand Street Corp. d/b/a Onieal's, 174 Grand St. (NE corner Center Market Pl), with 7 tables & 14 seats, DCA# 1218544**

Block:471Lot:28  
Year Built:1910(estimated)  
Residential Units:6Total # of Units:7

Lot Frontage:24.75'Lot Depth:72.33  
Number of Buildings:1; Number of Floors:4  
Zoning:C6-2G

**Whereas**, the area was posted, community groups notified and there were no community members present regarding this application, and the applicant's Operations Manager, Cheri Waterman, was present, and

**Whereas**, this café has been operated for several years by this applicant with few known issues,

**THEREFORE BE IT RESOLVED** that Community Board 2 Manhattan recommends **APPROVAL** of this application for a RENEWAL App. for revocable consent to operate an Unenclosed sidewalk café for **174 Grand Street Corp. d/b/a Onieal's, 174 Grand St. (NE corner Center Market Pl), with 7 tables & 14 seats, DCA# 1218544**

**VOTE: Unanimous, with 37 Board members in favor.**

**4. Service Corp. d/b/a Jacques Restaurant, 20 Prince St. (btw Mott St & Elizabeth St), with 6 tables & 11 seats, DCA# 1173208**

Block:493Lot:17  
Year Built:1900(estimated)  
Residential Units:48Total # of Units:50

Lot Frontage:47.5'Lot Depth:129  
Number of Buildings:1; Number of Floors:6  
Zoning:C6-2

**Whereas**, the area was posted, community groups notified and there were no community members present regarding this application, and the applicant's Manager, Baris Erdogan, was present, and

**Whereas**, this café has been operated for several years by this applicant with few known issues, and

**Whereas**, the committee noted to the applicant that the seating was being done perpendicular to the façade instead of parallel to it as shown on the approved plan and the manager committed to correcting it,

**THEREFORE BE IT RESOLVED** that Community Board 2 Manhattan recommends **APPROVAL** of this application for a RENEWAL App. for revocable consent to operate an Unenclosed sidewalk café for **Service Corp. d/b/a Jacques Restaurant, 20 Prince St. (btw Mott St & Elizabeth St), with 6 tables & 11 seats, DCA# 1173208**

**VOTE: Unanimous, with 37 Board members in favor.**

**5. Benny’s Burritos, Inc. d/b/a Benny’s Burritos, 111-113 Greenwich Ave. (SW corner Jane St), with 8 tables & 24 seats, DCA# 1067914**

Block:615Lot:76	Lot Frontage:39.33'Lot Depth:63.33
Year Built:1910(estimated)	Number of Buildings:1; Number of Floors:6
Residential Units:15Total # of Units:16	Zoning:C1-6
Landmark Building: Yes	Historic District: Greenwich Village

**Whereas**, the area was posted, community groups notified and there were no community members present regarding this application, and the applicant’s representative, Michael Kelly, was present, and

**Whereas**, this café has been operated for several years by this applicant with few known issues, and

**Whereas**, the committee noted the plan for this café has only a 2-foot service aisle as it was approved prior to the current rules requiring a 3-foot aisle, and appears to be grandfathered for this applicant,

**THEREFORE BE IT RESOLVED** that Community Board 2 Manhattan recommends **APPROVAL** of this application for a RENEWAL App. for revocable consent to operate an Unenclosed sidewalk café for **Benny’s Burritos, Inc. d/b/a Benny’s Burritos, 111-113 Greenwich Ave. (SW corner Jane St), with 8 tables & 24 seats, DCA# 1067914**

**VOTE: Unanimous, with 37 Board members in favor.**

**6. 114 Kenmare Associates, LLC, d/b/a La Esquina, 114 Kenmare St. (btw Lafayette St & Cleveland Pl), with 8 tables & 24 seats, DCA #1227042**

Block:482Lot:7501	Lot Frontage:149.5'Lot Depth:100.42
Year Built:1900	Number of Buildings:1; Number of Floors:7
Residential Units:0Total # of Units:25	Zoning:C6-2
Landmark Building: Yes	Historic District: SoHo-Cast Iron Historic
District Ext.	

**Whereas**, the area was posted, community groups notified and there were community members present regarding this application, and the applicants, Derek Sanders and James Gersten, were present, and

**Whereas**, this café has been operated for several years by this applicant, and

**Whereas**, four members of the community addressed noise issues that have been longstanding in the Petrosino Square area, and the committee is aware that many of those problems were generated by this operation in its early days when it was the first popular restaurant in Petrosino Square and had a somewhat different management team, and

**Whereas**, the committee notes that, like much of CB2, the number of operators in the area has greatly expanded in the last few years and we saw little evidence that many, if any, of the current issues are specifically related to the operation of this sidewalk cafe, and

**Whereas**, the committee will continue to work with the office of Councilmember Margaret Chin to ensure a dialog between businesses and residents in the area and that commitments made by this applicant and others are adhered to, whether or not they are specifically related to sidewalk cafes,

**THEREFORE BE IT RESOLVED** that Community Board 2 Manhattan recommends **APPROVAL** of this application for a RENEWAL App. for revocable consent to operate an Unenclosed sidewalk café for **114 Kenmare Associates, LLC, d/b/a La Esquina, 114 Kenmare St. (btw Lafayette St & Cleveland Pl), with 8 tables & 24 seats, DCA #1227042**

**VOTE: Unanimous, with 37 Board members in favor.**

**7. Buffanna, Inc. d/b/a Il Picolo Bufalo, 141 Mulberry St. (btw Grand St & Hester St), with 4 tables & 8 seats, DCA# 1165364 (addition)**

Block:236Lot:25

Lot Frontage:25'Lot Depth:100.08

Year Built:1900(estimated)

Number of Buildings:1; Number of Floors:5

Residential Units:12Total # of Units:13

Zoning:C6-2G

**Whereas**, the area was posted, community groups notified and there were no community members present regarding this application, and the applicant’s representative, Michael Kelly, was present, and

**Whereas**, this café has been operated for several years by this applicant with ongoing issues for which it has received 4 DCA violations in the last 3 years which ultimately have resulted most recently in a fine of \$750 and a 2-day closure of the establishment, and

**Whereas**, it appears most of the conditions that led to these violations have been resolved – at the moment,

**THEREFORE BE IT RESOLVED** that Community Board 2 Manhattan recommends **APPROVAL** of this application for a RENEWAL App. for revocable consent to operate an Unenclosed sidewalk café for **Buffanna, Inc. d/b/a Il Picolo Bufalo, 141 Mulberry St. (btw Grand St & Hester St), with 4 tables & 8 seats, DCA# 1165364**

**VOTE: Unanimous, with 37 Board members in favor.**

**8. Facosull Corp., d/b/a Four Faced Liar, 165 West 4<sup>th</sup> Street (btw Jones St & Cornelia St), with 5 tables & 11 seats, DCA # 116684**

Block:592Lot:29  
Year Built:1900(estimated)  
Residential Units:31Total # of Units:34  
Landmark Building: Yes

Lot Frontage:63'Lot Depth:70.5  
Number of Buildings:1; Number of Floors:6  
Zoning:R6R7-2; Commercial Overlay:C1-5  
Historic District: Greenwich Village

**Whereas**, the area was posted, community groups notified and there were community members present regarding this application, and the applicant's representative, Michael Kelly, was present, and

**Whereas**, this café has been operated for several years by this applicant with few known issues, but a representative of a local block association questioned the legality of a 'café' being approved for what is "clearly just a bar", and

**Whereas**, the committee noted that the one issue of legality was that any business with a liquor license must provide wait service of all alcohol to the sidewalk café, and there appeared to be conflicting opinions on whether that was the case with this applicant and Mr. Kelly could not confirm that wait service is provided,

**THEREFORE BE IT RESOLVED** that Community Board 2 Manhattan recommends **APPROVAL** of this application for a RENEWAL App. for revocable consent to operate an Unenclosed sidewalk café for **Facosull Corp., d/b/a Four Faced Liar, 165 West 4<sup>th</sup> Street (btw Jones St & Cornelia St), with 5 tables & 11 seats, DCA # 116684**

**CONDITIONAL UPON DCA confirming the applicant employs wait staff that serves all alcohol consumed in the café**

**VOTE: Unanimous, with 37 Board members in favor.**

**9. Barbuto LLC, d/b/a Barbuto, 775 Washington St. (NE corner W. 12<sup>th</sup> St), with 12 tables & 24 seats, DCA# 1219498**

Block:641Lot:75  
Year Built:1910  
Residential Units:0Total # of Units:2  
Landmark Building: Yes

Lot Frontage:119.83'Lot Depth:89.83  
Number of Buildings:1; Number of Floors:2  
Zoning:C4-4AR6  
Historic District: Greenwich Village

**Whereas**, the area was posted, community groups notified and there were no community members present regarding this application, and the applicant's representative, Michael Kelly, was present, and

**Whereas**, this café has been operated for several years by this applicant with few known issues,

**THEREFORE BE IT RESOLVED** that Community Board 2 Manhattan recommends **APPROVAL** of this application for a RENEWAL App. for revocable consent to operate an Unenclosed sidewalk café for **Barbuto LLC, d/b/a Barbuto, 775 Washington St. (NE corner W. 12<sup>th</sup> St), with 12 tables & 24 seats, DCA# 1219498**

**VOTE: Unanimous, with 37 Board members in favor.**

**10. New Mekong Restaurant Corp., d/b/a MeKong, 16-18 King St. (SW corner 6<sup>th</sup> Ave), with 11 tables & 25 seats, DCA# 1234468**

Block:519Lot:30  
Year Built:1920  
Residential Units:21Total # of Units:23  
Landmark Building: Yes

Lot Frontage:76.25'Lot Depth:39.67  
Number of Buildings:1; Number of Floors:6  
Zoning:R7-2 ; Commercial Overlay:C1-5  
Historic District: Charlton-King-Vandam

**Whereas**, the area was posted, community groups notified and there were no community members present regarding this application, and the applicant was present, and

**Whereas**, this café has been operated for several years by this applicant with few known issues,

**THEREFORE BE IT RESOLVED** that Community Board 2 Manhattan recommends **APPROVAL** of this application for a RENEWAL App. for revocable consent to operate an Unenclosed sidewalk café for **New Mekong Restaurant Corp. 16-18 King St. (SW corner 6<sup>th</sup> Ave), with 11 tables & 25 seats, DCA# 1234468**

**VOTE: Unanimous, with 37 Board members in favor.**

**New App. for revocable consent to operate an Enclosed sidewalk café for:**

**11. Four Green Fields d/b/a Agave, 140 Seventh Ave. South (btw W. 10<sup>th</sup> St & Charles St), with 8 tables & 16 seats, DCA# 1331159**

Block:611Lot:14  
Year Built:1940(estimated)  
Residential Units:3Total # of Units:4  
Landmark Building: Yes

Lot Frontage:20'Lot Depth:95  
Number of Buildings:2; Number of Floors:3  
Zoning:C2-6  
Historic District: Greenwich Village

**Whereas**, the area was posted, community groups notified and there were no community members present regarding this application, and the applicant's Manager, James O'Hanlon, was present, and

**Whereas**, this café has been operated for several years by this applicant with few known issues,

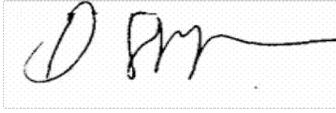
**THEREFORE BE IT RESOLVED** that Community Board 2 Manhattan recommends **APPROVAL** of this application for a RENEWAL App. for revocable consent to operate an Unenclosed sidewalk café for **New Mekong Restaurant Corp. 16-18 King St. (SW corner 6<sup>th</sup> Ave), with 11 tables & 25 seats, DCA# 1234468**

**CONDITIONAL UPON DCA and the City Council confirming the immediately adjacent Enclosed and 2 sections of Unenclosed sidewalk café meet the requirement that there be 15' of clearance between an Enclosed sidewalk café and any other sidewalk cafe**

**VOTE: Unanimous, with 37 Board members in favor.**

Please advise us of any decision or action taken in response to this resolution.

Sincerely,



David Gruber, Chair  
Community Board #2, Manhattan



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

DG/gh

c: Hon. Jerrold L. Nadler, Congressman  
Hon. Thomas Duane, NY State Senator  
Hon. Daniel L. Squadron, NY State Senator  
Hon. Deborah J. Glick, Assembly Member  
Hon. Scott M. Stringer, Man. Borough President  
Hon. Christine C. Quinn, Council Speaker  
Hon. Margaret Chin, Council Member  
Hon. Rosie Mendez, Council Member  
Hannah Friedman, Community Liaison, Man. Boro. Pres. Office  
Pauline Yu, Community Assistance Unit