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Bob Gormley, *District Manager*



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COMMUNITY BOARD NO. 2, MANHATTAN

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

FULL BOARD MINUTES

DATE: May 23, 2019
TIME: 6:30 P.M.
PLACE: P.S. 41, 16 W. 11th St., Auditorium

BOARD MEMBERS PRESENT: Susanna Aaron, Keen Berger, Carter Booth, Chair; Katy Bordonaro, Lisa Cannistraci, Erik Coler, Tom Connor, Valerie De La Rosa, Doris Diether, Robert Ely, Cormac Flynn, Joseph Gallagher, Susan Gammie, Jonathan Geballe, David Gruber, Wayne Kawadler, Susan Kent, Ryder Kessler, Patricia Laraia, Janet Liff, Matthew Metzger, Donna Raftery, Lois Rakoff, Robin Rothstein, Sandy Russo, Rocio Sanz, Frederica Sigel, Georgia Silvera Seamans, Shirley Smith, Susan Wittenberg, Antony Wong, Adam Zeldin

BOARD MEMBERS ABSENT WITH NOTIFICATION: Anita Brandt, Amy Brenna, Richard Caccappolo, Maud Maron, Daniel Miller, Brian Pape, Bo Riccobono, Shirley Secunda, Cathy Sullivan

BOARD MEMBERS ABSENT: None

BOARD MEMBERS PRESENT/ARRIVED LATE: Ritu Chattree, Coral Dawson, Kathleen Faccini, Edward Ma, Scott Sartiano, Kristin Shea, Chenault Spence

BOARD MEMBERS PRESENT/LEFT EARLY: None

BOARD STAFF PRESENT: Bob Gormley, District Manager; Josh Thompson, Assistant District Manager, and Florence Arenas, Community Coordinator

GUESTS: Robert Atterbury, Congressman Jerrold Nadler's office; Jacob Priley, Senator Brad Hoylman's office; Andrew Chang, Manhattan Borough President Gale Brewer's office; Peter Nguyen, Assembly Member Yuh-Line Niou's office; Council Member Carlina Rivera, Irak Cehonski, Council Member Carlina Rivera's office; Rush Perez, Council Member Margaret Chin's office; Christopher Marte, Gregory Duepner, Matthew Duepner, Danny Pearlstein, Lynn Pacifico, Isabel Espina, Graeme Borhall, Judy Pesin, Jordan Levine, David Marcus, Samir Layingia, Lurie Rippon, Judy Dills, Neal Goodwin, Hedy Hauptman, Joyce Goldzman, Elizabeth Winters, Darlene Lutz, Pete Davies, Nancy Havens, Janice Goodman, Winnifred Lee, Celine Rogers, Lee Schwartz, Kimberly Fiterman-Duepner, Beverly Sanders, Louis Borriello, Elizabeth Cozen Zeller, Jane Carey, Ryan Smith, Anne Marie Brennan, Judy Hanau, Alan Norman, Daniel Gurman, Joan Giansante, Marguerite Martin, Denny Salas, Kimon Retzas, Eibhilin O'Reilly, Margot Olavarria, Pete Davies

MEETING SUMMARY

Meeting Date – May 23, 2019
Board Members Present – 39
Board Members Absent With Notification – 9
Board Members Absent - 0
Board Members Present/Arrived Late - 7
Board Members Present/Left Early – 0

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II. PUBLIC SESSION

Non-Agenda Items

Gansevoort Peninsula Survey

Lynn Pacifico reported that she had problems when filling out the HRPT's survey.

Election Reform

Christopher Marte spoke in favor of election reform.

Hudson River Park

Graeme Birchall made an announcement about free kayaking at the park.

Whitney Museum

Jane Cary gave an update regarding upcoming events.

Walt Whitman Show

Jonathan Geballe announced the production of this show.

Meet the Fishes

Margot Olavarria invited everyone to this annual kid-friendly event.

Resignation

Tobi Bergman, long-time CB2 Board member, announced his resignation.

Street Vendors

Daniel Gurman spoke regarding street vendors and the lack of enforcement.

Farmer’s Market

Winnifred Lee spoke in favor of the farmer’s market at Abingdon Square.

SoHo-NoHo Planning

Pete Davies spoke regarding this topic.

Washington Square Music Festival

Lois Rakoff made an announcement regarding free summer concerts at Washington Square Park every Tuesday evening in June.

Traffic and Transportation Items

NYC DOT and MTA NYC updates on M14 SBS Service, 14th St. bus and truck priority pilot project, 12th and 13th Sts. bike lanes, and University Pl. shared street

Danny Perlstein spoke in favor of the M-14 SBS service.

Janice Goodman, Nancy Havens, and Joyce Goldzman, all spoke against the rerouting of the M-14 bus.

Samir Layingia and Ryan Smith spoke in favor of bike lanes.

Lynn Schwartz, Elizabeth Winters and David Marcus spoke against the proposed bike lanes.

David Marcus, Judy Pesin, Elizabeth Winters, and Kimberly Fiterman-Duepner spoke against the experimental bus/truck project.

Beverly Sanders spoke regarding the bus stops and the 14th St. experimental project.

ADOPTION OF AGENDA

III. ELECTED OFFICIALS PRESENT AND REPORTING

Robert Atterbury, Congressman Jerrold Nadler’s office

Jacob Priley, Senator Brad Hoylman’s office

Peter Nguyen, Assembly Member Yuh-Line Niou’s office

Andrew Chang, Manhattan Borough President Gale Brewer’s office

Patrice Comerford, Council Speaker Corey Johnson’s office

Rush Perez, Council Member Margaret Chin’s office

Irak Cehonski, Council Member Carlina Rivera’s office

IV. ADOPTION OF MINUTES

Adoption of April minutes

V. BUSINESS SESSION

1. **Chair's Report** Carter Booth reported.
2. **District Manager's Report** Bob Gormley reported.

STANDING COMMITTEE REPORTS

LAND USE AND BUSINESS DEVELOPMENT

Presentation by Peter Harrison, member of Housing Justice for All Coalition, regarding support of the Housing Justice for All Campaign's Universal Rent Control Legislative Platform

Whereas:

1. Manhattan Community Board 2 contains 11,207 rent-stabilized apartments.
2. CB2, Man. has the highest number of rent-controlled units in the city at 2400 apartments. This is an important affordable housing resource in our neighborhoods. Under the "Maximum Base Rent" system for rent control, tenants can face up to a 7.5% rent increase annually — much higher than the yearly adjustments for rent-stabilized tenants.
3. Even in municipalities that have opted in, rent stabilization only applies to buildings with six or more units.
4. Unlike market rate tenants, rent-stabilized tenants have a right to a renewal lease.
5. Since 1974, the rent laws have been weakened with loopholes that encourage tenant harassment and allow sudden and permanent rent hikes.
6. Since 1994, the City has lost nearly 300,000 units of affordable, rent-stabilized housing.
7. New York State's renter protection framework will expire in June of 2019.
8. One such amendment to the rent stabilization laws allowed for vacancy decontrol, a loophole that allows landlords to permanently deregulate apartments once the rent reaches \$2,733 a month and the current occupant leaves the unit.
9. Of the nearly 300,000 units of rent-stabilized housing that has been lost Citywide since 1994, 155,664 were due to high-rent vacancy decontrol.
10. Under the current rent stabilization laws landlords receive a 20% "statutory vacancy bonus" every time an apartment turns over. This bonus gives landlords a big incentive to harass and evict long-term tenants.
11. Under the current rent stabilization laws landlords are entitled to offer a preferential rent, which is a discounted rent that tenants pay when the legally registered rent (which, in some cases, may incorporate illegal rent hikes) exceeds the actual market value of the apartment.
12. When tenants renew their leases, landlords can revert to the higher legal rent, leading to sudden and massive rent hike.
13. Under the current rent stabilization laws landlords can pass the cost of major capital improvements (MCIs) and individual apartment improvements (IAIs) to their tenants through an additional and permanent charge on top of a tenant's base rent.
14. Although in many of these building systems repairs are necessary—either because the components of a building's infrastructure exceed their useful life as defined by the Division of Homes and Community Renewal or due to years neglect by the landlord—many landlords often overstate the cost and extent of renovations because they can permanently pass the cost onto their tenants;

15. As rent stabilization only applies to buildings with six or more units, tenants in buildings with less than six units do not have the right to a renewal lease at limited rent increases set by a local price index to all tenant.
16. The bills to address these issues are referred to as “universal rent control,” a phrase popularized by the Housing Justice for All Coalition.

THEREFORE, BE IT RESOLVED that CB2, Man.:

- A. Urges the passage of New York State Senate bills that:
- B. Repeal vacancy decontrol (S2591/A1198)
- C. Prevent preferential rents hikes (S2845/A4349)
- D. Eliminate the vacancy bonus (S185/A2351)
- E. Extend time for overcharge complaints (S4169/A5251)
- F. Expand rent regulations to the rest of the state (remove geographic restrictions in the Emergency Tenant Protection Act) (S5040/A7046)
- G. Limit rent hikes for rent-controlled tenants (S299A/A167)
- H. Bring renters’ rights to tenants in smaller buildings (S2892/A5030)
- I. Eliminate permanent rent hikes caused by major capital improvements (S3693/A6322 and individual apartment increases (S3770/A6465); and

Therefore, be it also resolved that CB2, Man. recommends that formerly rent-stabilized units that were deregulated using the aforementioned loopholes, as well as units that had been illegally deregulated by virtue of the J-51 tax benefit and were temporarily regulated as part of a court order but whose protections end when the J-51 tax benefit expires, be regulated.

Vote: Passed, with 27 Board members in favor, 7 in opposition (R. Rothstein, C. Dawson, V. De La Rosa, R. Sanz, S. Aaron, L. Rakoff, J. Liff), and 5 abstentions (D. Raftery, R. Kessler, S. Smith, C. Flynn, G. Silvera Seamans).

LANDMARKS AND PUBLIC AESTHETICS

1. *85 Sullivan St. - Application is to renovate interior and restore exterior, including rebuilding of structurally damaged side and rear facades, and construct a 3,411 square foot 4-story addition.

Whereas:

- A. 85 Sullivan Street together with the matching row house at 83 Sullivan Street located in the Sullivan Thompson Historic District, were designated as individual landmarks in 1973, prior to the creation the district in 2016; and
- B. In an article in the New York Times dated May 15, 2019, Landmarks Commission Chair Carroll stated, in reference to individual landmarks lying within a landmark district, “that the designation would add ‘an extra layer of protection’ if the owners sought permission for exterior changes”; and
- C. The pair of buildings are among the few remaining “jewels” that were once prevalent and now rare with industrialization in this recently created district; and
- D. The front and rear facades of the building are reasonably intact, and in need of repair and restoration and there was a modest building, built in 1810, at the rear lot line that has been demolished; and

- E. The north facade of the building and the garden are highly visible from a public thoroughfare owing to a horse walk at the north side of the property and a vacant lot to the north; and
- F. Visibility must be evaluated according to the existing condition at the site and not according to the applicant's representation of what may be build on an adjacent vacant lot and the extent to which it may obstruct the view of the proposed building from a public thoroughfare; and
- G. The proposed repair and restoration of the front facade is acceptable and the addition of green shutters, for which no paint sample was provided, is supported by the applicant's representation that there is evidence of hardware attachments in at the windows.
- H. The north facade was originally clapboard and at some stage covered in stucco and the clapboard that has been revealed was represented as having no evidence of paint and the proposed restoration is in fireproof material that replicates the appearance of clapboard and painted white, for which no paint samples were provided.
- I. The north two-thirds of the rear facade are to be restored in an acceptable manner and the south one-third of the facade is to be demolished in order to accommodate a connector structure to the rear proposed building.
- J. The proposed connector runs along the south side of the garden and the new building maintains the footprint dimensions (25'x 20') of the original rear building, is of an aggressively modern design, and is located 30' from rear lot line to conform to zoning regulations with the result that the space between the house gives a small courtyard rather than an expanse in historic proportions; and
- K. The connector building design necessitates the demolition of the south one third of the rear facade of the row house and is 48'6" high — 11'1" higher than the row house, and sheathed in translucent sheet glass; and
- L. The rear building, with a visible bulkhead is 53'6" - 15' higher than the row house — and the south facade is sheathed in translucent glass (misrepresented in the presentation materials as being the same design as the rear façade) and contains the stairwell egress and would necessarily remain illuminated through the night, creating a highly visible glowing wall of light from the public thoroughfare; and
- M. The east facade of the rear building has punched windows in a non-historic configuration with single panes and balconies, neither of which has historical reference; and
- N. The connector and the new building taken together, destroy the open spaces of adjoining gardens that together form an open green space (doughnut) that is a treasured feature typical to areas with adjoining row houses; and
- O. The connector and the new rear building are unacceptable in their lack of respect for historic reference, harmony with the existing row house, bulk, materials, location, destruction of a portion of the row house, and obliteration of the existing garden and doughnut; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the restoration of the front and rear facades provided that detailed designs for the shutters and paint samples be reviewed by staff to ensure that they are historically accurate; and

B. **Approval** of the restoration of the north facade material and that if evidence of the color of paint of the clapboard is revealed that it be used and if the white is to be used that staff review the color for historical accuracy; and

C. **Denial** of the intrusive connector and rear building which are in no way acceptable additions to either this individual landmark property or to the district and denial of any new structure that is larger or in a different location from the original rear building.

Vote: Unanimous, with 39 Board members in favor.

1. ***155 Wooster St. – Application is to renew a Master Plan regarding painted wall signage.**

Whereas, the applicant did not appear for the scheduled presentation before CB2; now

Therefore be it resolved that CB2, Man. recommends **denial** of the application.

Vote: Unanimous, with 39 Board members in favor.

PARKS/ WATERFRONT

1. **A Resolution Regarding the Design Process for Gansevoort Peninsula and the Hudson River Park Trust’s Published Perspective on Community Input Gathered to Date**

Whereas:

1. Gansevoort Peninsula is a 5.56-acre space in Hudson River Park located between Gansevoort and Little W. 12th Streets that has recently been turned over to the Hudson River Park Trust (HRPT) and for which uses, designs and features are being considered; and
2. This design process undertaken by the Hudson River Park Trust and its contracted designers, James Corner Field Operations, has run multiple events to date including a presentation, a Q&A session and two group-planning events to solicit community input, with the most recent of these taking place on March 26th; and
3. HRPT recently shared a summary document in which it stated that three themes have been conveyed by the community: the need for new sports fields, the desire for a beach and water access, and the hope for green space for passive recreational pursuits; and
4. This summary document further suggested that most participants and contributors, even those who expressed strong preferences for particular program elements, hope to create balanced plans for Gansevoort Peninsula that incorporate multiple uses; and
5. The majority of attendees at our Committee meeting disagreed with that finding and instead said that, even though the peninsula offers unique opportunities for water access and passive recreation, the shortage of and desperate need for athletic fields in the City would drive them to sacrifice other uses in order to secure full-sized fields if a balance of multiple uses cannot be obtained; and
6. The fields attendees requested are full-sized, regulation-sized fields, not fields for children 12 and under; and
7. The public attendees at prior meetings and workshops expressed a diversity of opinions about desired uses for the Gansevoort Peninsula; and
8. The majority of the public attendees at the May 1st, 2019 meeting spoke in favor of full sized fields; and

9. HRPT and the Whitney will be installing “Day’s End,” a sculpture of a “ghost pier” by artist David Hammons, off the south edge of Gansevoort and our Committee and Full Board supported this project under the condition that the installation in no way limit other programming decisions on Gansevoort Peninsula; and
10. Contributors to the design process have also conveyed hope that the peninsula in the park will focus on uses “for the community” and “representative of the community” and not for tourists or visitors and will be designed in such a way as to avoid being overwhelmed by the crowds from other popular nearby attractions including Pier 55, Pier 57, the High Line, the Meatpacking District, and the Whitney Museum and will not include features that are already available nearby, such as playgrounds; and
11. No information has been conveyed regarding the budget for redevelopment of the peninsula or where funding would be sourced; and

Therefore, Be it Resolved that CB2, Man.:

1. Looks forward to reviewing the design concepts and feasibility analysis as soon as the HRPT is able to share them; and
2. Will continue to take part and will work to get the Community to take part in the planned design process meetings being run by HRPT; and
3. Expect that HRPT will not just engage with us, but consult with us, as they continue through the process which is projected to run through the fall of 2019; and
4. Would like to be provided with information about the budgets for this development project

VOTE: Unanimous, with 39 Board Members in favor.

2. A Resolution Regarding the New York City Department of Parks and Recreation Re-interment Plan for Washington Square Park

Whereas:

1. The New York City Department of Parks and Recreation shared this statement with our Committee:
 “Washington Square Park underwent three phases of reconstruction between 2006 and 2013. During archaeological testing and monitoring, fragmentary human remains believed to have been buried in the potter’s field previously located on the site were removed, with the intent of re-interring them within the park at a later date.
 It has been determined that the remains shall be reinterred in Washington Square Park within an existing planting bed, off the entrance path at Sullivan Street and Washington Square South. The remains will be marked with an engraving on a granite paver located adjacent to the planting bed. The text has been written by the Landmarks Preservation Commission’s (LPC) archaeology department.
 All required permits for the re-interment will be secured prior to any work beginning. The plans are currently under review by both the Public Design Commission and LPC.”; and
2. Members of our Committee and some meeting attendees had questions and expressed interest in more information; and
3. The New York City Department of Parks and Recreation offered to come to our June meeting to present in more detail

Therefore, Be it Resolved that CB2, Man.:

Requests that the New York City Department of Parks and Recreation attend and present their plans at our committee meeting in June.

VOTE: Unanimous, with 39 Board Members in favor.

QUALITY OF LIFE

New applications to the Department of Consumer Affairs for Newsstands at:

1. Southwest Corner of University Place and East 13th Street in front of 106 University Place—Applicant Ayesha Joshna (4650-2019-ANWS)

Whereas, the area was posted and the applicant failed to appear to speak about this application; and

Whereas, a representative from Village Alliance BID appeared to express concern about the location of this proposed newsstand and was hoping to hear more from the applicant about the exact siting of this stand and said prospective newsstand operators should contact the BID in order to discuss ideal locations for a newsstand in this area; and

Whereas, a letter was received from the corporate owner of the Nutella Café expressing opposition to this location outside of their establishment and did not believe the location would be in compliance with all clearance requirements; now

Therefore Be It Resolved that CB2, Man. recommends **denial** of the application for a newsstand at the **Southwest Corner of University Place and East 13th Street in front of 106 University Place— (4650-2019-ANWS)**.

Vote: Unanimous, with 39 Board Members in favor.

2. Southwest Corner of 9th Avenue and West 13th Street in front of 27 9th Avenue—Applicant Shabera Sultana (4684-2019-ANWS)

Whereas, the applicant previously appeared before the committee on a newsstand application on a nearby block in the meatpacking district that was withdrawn after the location was opposed by the residential building on the same block; and

Whereas, the applicant selected this new location but had not spoken to any of the businesses on the block nor to the Meatpacking BID; and

Whereas, a letter was received from a representative of the long -term ground floor lessee at 21-27 9th Avenue expressing strong opposition to this location and stating that this location is not suitable for any newsstand because the building it is adjacent to contains more than three floors of retail use; and

Whereas, a representative from the Meatpacking BID appeared and also expressed concern about this location but said the BID would be happy to meet with the applicant to discuss alternative locations and the representative and the applicant exchanged contact information; now

Therefore Be It Resolved that CB2, Man. recommends denial of the application for a newsstand at the **Southwest Corner of 9th Avenue and West 13th Street in front of 27 9th Avenue (4684-2019-ANWS)** if this location is barred from being used for a newsstand because the adjacent building contains three floors of retail use.

Vote: Unanimous, with 39 Board Members in favor.

New applications for revocable consent to operate an unenclosed sidewalk café for:

3. Ferrero U.S.A. Inc. d/b/a Nutella Cafe, 34 East 13th St. at the corner of University Place with 5 tables & 12 chairs (3618-2019-ASWC)

Whereas, this establishment, a full service café offering bakery items and non-alcoholic beverages, is located in the ground floor of a newly constructed, mixed-use residential/commercial building and is operated by the same company with a cafe location in Chicago; and

Whereas, the only representative to appear before the committee was from the architecture firm that designed the sidewalk café plan and he couldn't speak to the operation of the café but the committee presumed that the café would be open for the same hours as the inside of the location: Monday-Thursday; 8 AM – 10 PM and Friday-Sunday; 8 AM – 11 PM; and

Whereas, the applicant does not now serve alcohol and the representative said he didn't know of any intention to apply for an SLA license in the future; and

Whereas, a representative from Village Alliance BID was present at the meeting for a different matter but expressed support for this application and said the establishment has been doing very well at this location; and

Whereas, the applicant confirmed that all food and beverage in the sidewalk café would be served and cleared by wait staff; and

Whereas, the applicant confirmed that all tables and chairs would be stored within the restaurant overnight and that, off-season, the café would be stored off-premises; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of the application for revocable consent to operate an unenclosed sidewalk café for **Ferrero U.S.A. Inc. d/b/a Nutella Cafe, 34 East 13th St. with 5 tables & 12 chairs (3618-2019-ASWC)**.

Vote: Unanimous, with 39 Board Members in favor.

4. GC Shl, LLC, d/b/a The Standard Highline, 848 Washington St. between W. 13th and Little West 12th Sts. with 24 tables & 76 chairs (4525-2019-ASWC)

Whereas, this establishment, The Standard Grill, is a full-service restaurant and bar serving modern American food, and is located in the ground floor of The Standard Hotel directly below the highline and has been in operation for many years; and

Whereas, this sidewalk café has been in continuous operation since 2010 and has routinely been recommended for approval by CB2, Man. and there was a change in ownership which required a new sidewalk café permit application; and

Whereas, the applicant will continue to offer full-service wait staff who will deliver all food and drink to patrons at their seats and the applicant already has an SLA OP license which is inclusive of this sidewalk cafe; and

Whereas, the applicant stated that the hotel is continuously staffed and that the sidewalk café is open for breakfast, lunch, and dinner from 8 AM-12 PM, Sunday – Thursday and 8 AM-1 AM, Friday and Saturday; and

Whereas, the applicant received approval from the Department of Consumer Affairs to leave the sidewalk café furniture in place overnight; and

Whereas, the applicant confirmed that all tables and chairs would be stored off-premises, off-season, and that there would be no amplified sound within the sidewalk cafe; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of the application for revocable consent to operate an unenclosed sidewalk café for **GC Shl, LLC, d/b/a The Standard Highline, 848 Washington St. with 24 tables & 76 chairs (4525-2019-ASWC)**, provided that the application conforms with all applicable zoning and sidewalk café laws, rules, and regulations and clearance requirements.

Vote: Unanimous, with 39 Board Members in favor.

5. St. Tropez SoHo, LLC, d/b/a St. Tropez Wine Bar, 196 Spring St. between Thompson and Sullivan Sts. with 5 tables & 10 chairs (4595-2019-ASWC)

Whereas, this establishment, a full service French restaurant and wine bar, is located in a mixed-use residential/commercial building; and

Whereas, in May of 2019, the CB2 SLA committee recommended approval for a restaurant wine license for this establishment which included this sidewalk café and at which time the applicant stipulated the café will close no later than 10 PM Sunday through Wednesday, and 11 PM Thursday through Saturday; and

Whereas, the applicant will offer full-service wait staff who will deliver and clear all food and drink to patrons at their seats and that no amplified sound will be used in the sidewalk cafe; and

Whereas, a member of the community spoke in opposition to this application stating that there were too many sidewalk cafes in this area; and

Whereas, the applicant confirmed that all tables and chairs would be stored within the restaurant overnight and that, off-season, the café would be stored off-premises; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of the application for revocable consent to operate an unenclosed sidewalk café for **St. Tropez SoHo, LLC, d/b/a St. Tropez Wine Bar, 196 Spring St. with 5 tables & 10 chairs (4595-2019-ASWC)**, provided that the application conforms with all applicable zoning and sidewalk café laws, rules, and regulations and clearance requirements.

Vote: Unanimous, with 39 Board Members in favor.

Street Activities

6. Saturday, June 1, 2019 — Youth PrideFest (NYC Dept. of Health) —Christopher St. between Greenwich and Washington Sts. (full street closure)

Whereas, the New York City Department of Health and Mental Hygiene is partnering with the Kiki Coalition to present Youth Pridefest; an event highlighting social services for LGBTQ youth and young adults from 2 PM until 7:00 PM on Christopher Street between Greenwich and Washington Streets with set-up beginning at 11 AM and break-down complete before 8:00 PM; and

Whereas, this event took place in the same location last year and the applicant said it was very successful and a member of the committee heard complaints from neighbors regarding the volume of the music being played and the applicant stated that they would more closely monitor the volume at this year's event; and

Whereas, the Kiki Coalition is composed of over 20 community organizations, each sponsoring an informational table at the event, including

- **Administration Of Children Services**
- **Ali Forney Center**—a nonprofit whose mission is to provide LGBTQ young people housing and a continuum of supportive services to help them thrive and prepare them for independent living, located at 224 West 35th Street.
- **Brightpoint Health**—a nonprofit provider of integrated health care and social support services to New Yorkers, especially those challenged by poverty, discrimination, and lack of access to health care, with locations throughout the five boroughs.
- **Brooklyn Community Pride Center**—a nonprofit that provides services and support to Brooklyn's LGBTQ community through original programming and partnerships including a program that connects queer young adults, age 18-24, with LGBTQ friendly businesses and nonprofits through paid job training and internships, located at 1360 Fulton Street in Brooklyn.
- **The Cathedral Church of Saint John the Divine**—the Church's Cathedral Community Cares program aims to combat and alleviate poverty through preventative poverty services including the Sunday Soup Kitchen, New Hope Transitional Men's Shelter and a Crisis Intervention & Counseling Center, located at 1047 Amsterdam Avenue.
- **The Center**—The Lesbian, Gay, Bisexual & Transgender Community Center, **located within Community Board 2 at 208 W. 13th Street**, fosters a welcoming environment where everyone is celebrated for who they are and offers the LGBT communities of New York City health and wellness programs; arts, entertainment, and cultural events; recovery, wellness, parenthood, and family support services.
- **Destination Tomorrow**—is a grassroots agency in the South Bronx that provides services to and for the LGBTQ community, located at 2825 Third Avenue in the Bronx.
- **The DOOR**—a nonprofit whose mission is to empower young people to reach their potential by providing comprehensive youth development services in a diverse and caring environment, **located within Community Board 2 at 555 Broome Street**, The Door provides a range of programs geared towards LGBTQ youth and also provides services for young people experiencing homelessness.
- **FIERCE**—a nonprofit, member-based organization that aims to build the leadership and power of LGBTQ youth of color in New York City, located at 147 West 24th Street in Manhattan.
- **Gay Men's Health Crisis**—a nonprofit organization formed when a group of gay men met in LGBT activist and playwright **Larry Kramer's Greenwich Village apartment** in the early days

of the AIDS epidemic. The organization, now located at 446 West 33rd Street in Manhattan, is one of the world's leading providers of HIV/AIDS prevention, care, and advocacy.

- **Harlem United**—a nonprofit community health center that was founded in the basement of a church in Harlem at the height of the AIDS crisis. The organization aims to change lives by helping marginalized communities improve their health and wellbeing, located at 306 Lenox Avenue.
- **Iris House**—a nonprofit community health center named for early HIV activist Iris De La Cruz, offers comprehensive support, prevention, and education services for women, families, and underserved populations affected by HIV/AIDS and other health disparities, located at 2348 Adam Clayton Powell Jr Boulevard.
- **Health & Education Alternatives for Teens**—a nonprofit health center established in 1991 that provides age and developmentally appropriate care for heterosexual, lesbian, gay, bisexual, and transgender youth who are living with or at very high risk for HIV/AIDS, located at 760 Parkside Avenue in Brooklyn.
- **Hetrick-Martin Institute**—a nonprofit organization, **located in Community Board 2 at 2 Astor Place**, provides a safe and supportive environment to LGBTQ youth through a comprehensive package of direct services and referrals. The organization started in 1979 when life partners and LGBTQ educators, Dr. Emery Hetrick, a psychiatrist, and Dr. Damien Martin, an NYU professor, gathered a group of concerned community members to assist young LGBT people who were experiencing homelessness and despair.
- **Housing Works**—a nonprofit organization that advocates for funding and legislation to ensure that all people living with HIV/AIDS have access to quality housing, healthcare, HIV prevention, and treatment. The organization operates several thrift shops in New York City, one of which is **located in Community Board 2 at 130 Crosby Street**. Housing Works was founded in 1990 by four members of the AIDS activist group ACT UP; Keith Cylar, Charles King, Eric Sawyer, and Virginia Shubert.
- **Lambda Legal**—a nonprofit civil rights organization that focuses on LGBTQ communities as well as those living with HIV/AIDS. The organization was founded by William J. Thom, Esq., out of his **Greenwich Village apartment**, in the early 1970's. The organization is now located at 120 Wall Street on the 19th Floor.
- **NYC Department Of Health**
- **NYU Center for Health, Identity, Behavior & Prevention Studies**—a nationally recognized center for the study of LGBTQ health with a focus on the disparities of HIV, substance use, and mental health burdens. The Center is **located within Community Board 2 at 665 Broadway, Suite 800**.
- **Project Speak Out Loud**—a program at Grand Street Settlement that seeks to provide a safe space to educate, empower, and advocate for LGBT youth on the Lower East Side. Grand Street Settlement is located at 80 Pitt Street.
- **Streetwise and Safe**—a nonprofit organization, which focuses on LGBTQ youth of color's experiences of profiling, policing, and criminalization, located at 147 West 24th Street.
- **True Colors Fund**—a nonprofit organization that is working to end homelessness among LGBTQ youth by creating systemic change through a broad continuum of advocacy, training, and education, located at 311 West 43rd Street; and

Whereas, this is the 21st Anniversary of Youth Pride Fest, held at several different locations over the years, this will be the second time the event will be held on this block of Christopher Street between Washington and Greenwich Streets; and

Whereas, CB2, Man. and more specifically, Greenwich Village, and even more specifically, Christopher Street, is the proud home of the Stonewall Rebellion of 1969, now recognized as a National Monument and this year marks the 50th Anniversary of the Rebellion; and

Whereas, CB2, Man. strives to honor the legacy of the Stonewall Rebellion and the modern LGBTQ-rights movement by encouraging outreach to the most vulnerable members of the LGBTQ community; and

Whereas, this event is an opportunity to, in a small way, honor the legacy of LGBTQ activism that percolated around Christopher Street and allow the young participants in this event to walk on the same street that their LGBTQ forbearers walked; and

Whereas, CB2, Man., as part of fiscal year 2019 expense budget requests, asked that the City restore and increase funds for outreach to LGBTQ youth by increasing program funding for The Door, one of the participants in this event; and

Whereas, event organizers stated that their staff will work in conjunction with the NYPD to provide security at this event and that the NYPD LGBTQ liaison will be present at the event in order to nurture constructive relationships with LGBTQ youth; and

Whereas, all of the participating organizations are volunteering their time and resources for this event and no vendor will pay any fees to participate and the event will be free and open to the public; and

Whereas, certain vendors will be offering free HIV and STD testing in mobile clinics; and

Whereas, the applicant stated that this event is presented in order to provide access to services and activities for young LGBTQ people that will support them in making positive life choices while providing an abundance of resources to aid them; and

Whereas, the applicant anticipates approximately 300-500 participants at the event but that would be throughout the 5 hours with people coming and going; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of **Youth PrideFest (NYC Dept. of Health) —Christopher St. between Greenwich and Washington Sts. (full street closure)** on June 1, 2019.

Vote: Unanimous, with 39 Board members in favor.

7. Thursday, June 6, 2019 — FDNY LGBTQ Pride Block Party: Spring St. between Varick and Hudson Sts. (full street closure)

Whereas, this full street closure application is for the 4th Annual FDNY LGBTQ Pride Celebration being held for the first time at this location outside of the NYC Fire Museum from 6 PM until 9 PM with set-up beginning at 4 PM and breakdown completed by 9:30 PM; and

Whereas, this event is to assist in outreach efforts and to bolster community relations and will recognize FDNY and community leaders who have served as allies and leaders in the LGBTQ community during this 50th Anniversary year of the Stonewall Rebellion; and

Whereas, the applicant is coordinating with the NYPD and Department of Transportation to coordinate the closure of this block of Spring Street that has hosted other recent events including the Department of Sanitation Fashion Show which occurred without any reported problems or complaints; and

Whereas, a member of the public spoke in opposition to this application stating that this area is too congested to withstand a street closure; and

Whereas, the event will include fire safety demonstrations, distribution of smoke detectors, and a DJ with monitored, amplified sound; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of — **FDNY LGBTQ Pride Block Party: Spring St. between Varick and Hudson Sts. (full street closure)** on June 6, 2019.

Vote: Unanimous, with 39 Board members in favor.

8. Saturday and Sunday, June 8-9, 2019 — Lose Your Wallet—Upper Bleecker (Factory 360): 1) Bleecker Street between Perry and Barrow Sts. (partial sidewalk closure)

Whereas, this application is for a small pushcart with umbrella that will stay stationary in an unobtrusive area of this block; and

Whereas, the applicant intends to help local merchants accept ApplePay payments faster and more securely and to increase consumer awareness about ApplePay; and

Whereas, the pushcart will be offering a small product such as a succulent, tote bag, or water bottle that will be offered to passerby to purchase for a nominal fee using ApplePay; and

Whereas, the pushcart will be directing passerby to local merchants that have the ability to process ApplePay payments, local participating merchants include See Eyewear, Gorjana Jewelry, Il Fiorentino, Slightly Alabama, Wooftown, Milk Bar, among others; and

Whereas, the applicant, held similar events in CB2, Man. last spring, and the pushcarts would be continuously monitored so that they do not impede foot traffic or negatively impact local merchants; now

Therefore Be It Resolved that CB2, Man. recommends approval of — **Lose Your Wallet—Upper Bleecker (Factory 360): 1) Bleecker Street between Perry and Barrow Sts. (partial sidewalk closure)** from June 8-9, 2019.

Vote: Unanimous, with 39 Board members in favor.

9. Tuesday, June 11, 2019 — What Goes Around Comes Around eBay Partnership Launch (WGACA, LLC): West Broadway between Grand and Broome Sts. (partial sidewalk closure)

Whereas, this applicant, a vintage clothing and accessories store has been at this location since 1993, and is hosting an in-store event to announce a partnership with eBay; and

Whereas, the applicant originally applied for a full-street closure but has since substantially scaled down the event and all activity will be contained indoors; and

Whereas, the applicant wished to use the sidewalk for photographs in front of a step-and-repeat for the arriving, invited guests; and

Whereas, after discussion with the committee the applicant’s representative agreed to allow for pedestrian access in front of the store at all times; and

Whereas, one member of the community appeared to express opposition to this event stating that the area is too congested; and

Whereas, the applicant stated that there would be no amplified sound or food and drink outside; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of **What Goes Around Comes Around eBay Partnership Launch (WGACA LLC): West Broadway between Grand and Broome Sts.** (sidewalk closure) on June 11, 2019.

Vote: Unanimous, with 39 Board members in favor.

10. Sunday, June 23, 2019 — Corpus Christi Celebration (Basilica of St. Patrick’s Old Cathedral): Mulberry St. between Prince and East Houston Sts. (full street closure)

Whereas, this application is for a full street closure to host the Solemnity of Corpus Christi which involves a street procession of the Blessed Sacrament and will be open to the public; and

Whereas, the applicant intends to use the block starting at 9 AM and ending at 4 PM and the event itself will run from noon to 4 PM; and

Whereas, there will be no amplified sound at this event and no food or drink served; and

Whereas, this event will also mark the retirement of long-serving Reverend Monsignor Donald Sakano; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of the **Corpus Christi Celebration (Basilica of St. Patrick’s Old Cathedral): Mulberry St. between Prince and East Houston Sts.** (full street closure) on June 23, 2019.

Vote: Unanimous, with 39 Board members in favor.

11. September 9-23, 2019 — 93rd Annual Feast of San Gennaro—1) Mulberry St. between Canal and Houston Sts. 2) Grand St. between Mott and Centre Sts. 3) Hester St. between Mott and Centre Sts. (full street closures)

Whereas, the Feast will operate as it has for 92 years; and

Whereas, the applicant stated that last year, new trash removal plans were implemented to include many more trash haulers and the installation of small dumpsters located at the end of corridors to better efficiently collect trash as the festival is in operation and that they hoped to expand on trash removal procedures this year after receiving several warnings from the Department of Sanitation during last year’s event for not removing trash quickly enough; and

Whereas, the applicant was asked if it was necessary that individual game and food vendors required their own amplified sound to attract customers, since this is a captive audience, and the applicant stated

they hadn't received noise complaints regarding this issue but that the possibility of banning the amplified sound would be considered; and

Whereas, the applicant was asked why the City-required paint markings made by festival organizers lasted so long after the event had occurred and the applicant explained that all spray paint markings are made in compliance with city regulation in order to signal fire hydrant and Siamese Connection locations; and

Whereas, the committee wondered whether a paint existed that would be semi-permanent and then could be removed after the festival and a representative said that if a paint existed they would use it; and

Whereas, Green Street Media, a European company, produces "permanent temporary paint" that can be removed at any time using a special biological removal formula that breaks down the paint to its water form; and

Whereas, the Board urges the event organizers to research a temporary paint solution as lingering paint markings are one of the main complaints from residents after the festival; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of the **93rd Annual Feast of San Gennaro—1) Mulberry St. between Canal and Houston Sts. 2) Grand St. between Mott and Centre Sts. 3) Hester St. between Mott and Centre Sts. (full street closures)** from September 9-23, 2019.

Vote: Passed with 36 Board members in favor and 3 Board members in opposition (C. Flynn, F. Sigel, R. Chattree).

12. Thursday, September 12, 2019 — Taste on 8th Food Festival (Village Alliance DMA): W. 8th St. between Fifth and Sixth Aves. (full street closure)

Whereas, this is a food and drink event to showcase and promote the restaurants within the Village Alliance BID, and other Greenwich Village restaurants; and

Whereas, West 8th Street will be closed to vehicular traffic but completely open and accessible to pedestrians and the general public; and

Whereas, participating restaurants on 8th Street will operate temporary sidewalk cafes using existing furniture and other participating restaurants will serve food from 10' X 10' tents; and

Whereas, there will be live, ambient, Jazz music played; and

Whereas, the street will be closed starting at 3 PM for set-up, the event taking place between 5 PM and 9 PM and breakdown will be complete by 10:30 PM; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of **Taste on 8th Food Festival (Village Alliance DMA): W. 8th St. between Fifth and Sixth Aves. (full street closure)** on September 12, 2019.

Vote: Unanimous, with 39 Board members in favor.

FYI/Street Activity Renewals:

13. 8/18/19 – 130th Feast of St. Rocco Block Party (St. Rocco Society of Potenza Inc.): Baxter St. between Canal St. and Hester St. [full street closure]

14. 8/30/19 – CAS Block Party (New York University): Washington Place between Greene St. and Washington Square East [sidewalk and street closure]

Whereas, these items were on the public agenda and none were requested to be heard for further discussion by any community member; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of the subject renewals provided that the applications conform with all applicable zoning and street activity laws, rules, regulations, and clearance requirements.

Vote: Unanimous, with 39 Board members in favor.

SLA LICENSING

1. Zia Maria Little Italy Inc., d/b/a Zia Maria, 138 Mulberry St. 10013 (Alteration—Sidewalk Café)

i. Whereas, the applicant and attorney appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for an alteration to the existing on premise liquor license for their full-service Family-Style Italian Restaurant located in a C-8 zoned six-story, mixed-use 1915 building on Mulberry Street between Hester and Grand Streets (block #237/ lot #7501) in the Little Italy neighborhood; and,

ii. Whereas, the interior 2-story premises is 4,000 sq. ft., with 2,000 sq. ft. on the ground floor and an additional 2,000 square feet in the basement, with no patron access or use of the basement space, and has a total of 12 tables with 44 seats and a small service bar only without bar seats; and the NYC Department of Buildings has issued a Letter of No Objection to eating and drinking establishment in the ground floor premises; and.

iii. Whereas, applicant seeks to add a NYC DCA approved sidewalk café of 4 tables and 8 seats to the existing license, and stipulated that said café would close no later than 10PM, seven night a week, and all door and windows including the accordion-style front infill windows would likewise be closed by 10PM; and,

iv. Whereas, the applicant signed and notarized a new stipulations agreement with CB2, Man. incorporating these commitments and previous stipulations, which includes the following:

2. Premises will be advertised and operated as a family-style Italian Restaurant only.
3. The hours of operation will be Sunday to Thursday from 11AM to 11PM, and Friday and Saturday from 11AM. to 12AM.
4. Will operate as a full-service restaurant, specifically a “family-style Italian Restaurant” with the kitchen open and full menu items available until closing every night.
5. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.

6. There will be no televisions.
7. The premises will not operate a backyard garden, or any outdoor area for commercial purposes. (Stipulation does not extend to licensed sidewalk cafés.)
8. Will operate sidewalk café no later than 10PM. (All tables and chairs will be removed at this hour.)
9. The premises will play quiet ambient, recorded background music only. No music will be audible in adjacent residences at any time.
10. All doors and windows will be closed by 10 PM every night.
11. The premises will not have DJs, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
12. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
13. There will be no “bottle service” on the sale of bottles of alcohol except for the sale of bottles of wine products.
14. The premises will not permit dancing.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Restaurant Wine license for **Zia Maria Little Italy Inc., d/b/a Zia Maria, 138 Mulberry St. 10013, unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA License.

Vote: Unanimous, with 39 Board members in favor.

2. St. Tropez Soho, LLC, d/b/a St. Tropez, 194-196 Spring St. 10012 (Alteration—Sidewalk Café)

i. Whereas, the Applicant and attorney appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application to alter the existing Restaurant Wine license (SN: 1313689) to add a NYC DCA approved sidewalk café to their “intimate French restaurant” located in a 6-story, c.1900 mixed-use building on Spring Street between Sullivan and Thompson Streets in Greenwich Village; the building falls within NYC LPC’s South Village designated Historic District; and,

ii. Whereas, the interior premises being approximately 1,200 sq. ft., with 800 sq. ft. on the ground floor and an additional 400 sq. ft. in the staff-only basement, has 7 tables with an aggregate of 34 seats, 1 bar with 8 seats for total patron seating of 42; the premises being a 2018 rebuild that combined of two previously unlicensed retail storefronts, adding an electric kitchen and full opening front infill; and,

iii. Whereas, the current application being to alter the license to allow service in a NYC DCA approved sidewalk café of 5 tables and 10 seats in front of the 196 Spring section of the storefront infill; and applicant stipulated that they would take extra care to ensure that said café conformed to the DCA approved footprint and configuration at all times, and would be closed no later than 10PM Sundays to Wednesdays and 11PM Thursdays to Saturdays; and all doors and windows of the premises, including front façade, will continue to be closed no later than 9:30 PM every night regardless of the café; and,

iv. Whereas, the applicant signed and notarized a stipulations agreement with CB2, Man., which includes the following:

1. Premise will be advertised and operated as an intimate French restaurant.
2. The hours of operation will be: 12:00 p.m. to 12:00 a.m., Sunday to Wednesday and from 12:00 p.m. to 1:00 a.m. Thursday to Saturday.
3. Will operate full service restaurant with the kitchen open and full menu items available until closing every night.

4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including license sidewalk cafés).
7. Will operate sidewalk café no later than 10PM Sunday to Wednesday; and 11PM Thursday to Saturday. (All tables and chairs to be removed at this hour.)
8. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will close all doors & windows at 9:30 PM every night and anytime there is amplified music, live music, or DJs.
10. Will not make changes to existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
12. Will not have unlimited drink or unlimited food & 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 wine products.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doorman.
16. Will conform to approved sidewalk café configuration at all times.
17. All previous stipulations not mentioned here remain in place.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the new Restaurant Wine license for **St. Tropez Soho, LLC, d/b/a St. Tropez, 194-196 Spring 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” on the SLA Restaurant Wine License.

Vote: Unanimous, with 39 Board members in favor.

3. Zooba Eats, Inc., d/b/a Zooba, 100 Kenmare St. 10012 (RW – Restaurant)

i. Whereas, the applicant and attorney appeared before Community Board 2, Manhattan’s SLA licensing committee to present an application for a new restaurant wine license of their “fast casual Egyptian style food concept in a C6 zoned 11-story 1913 mixed-use building on Kenmare Street between Cleveland Place and Mulberry Streets (block #237 lot #7501; bldg. is also known as 400 Cleveland Place) in the Special Little Italy Zoning District (SLID); and,

ii. Whereas, the 1-story premises are approximately 1,750 sq. ft., all on the ground floor store level, with a proposed occupancy of 74, and applicant presented a valid Certificate of Occupancy consistent with the proposed use; and,

iii. Whereas, the premises will have 1 table with 16 seats, and 1 food counter style bar with 14 seats for total interior patron seating of 30; the door faces Kenmare Street, but all windows face Cleveland Place; applicant stipulated that the establishment will not have a sidewalk café now or in the future; and that windows and doors will be closed no later than 10 PM every night; and,

iv. Whereas, a member of the community appeared and supported the application in general but objected specifically to the use of operable windows on Cleveland Place, raising concerns about the additional noise and precedent they might set; and,

v. Whereas, the applicant signed and notarized a stipulations agreement with CB2, Man. which includes the following:

1. Premise will be advertised and operated as a “fast-casual Egyptian cuisine restaurant.”
2. The hours of operation will be: 11 AM – 11 PM Sunday to Saturday (all nights of the week). Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will operate full service restaurant, specifically a “fast-casual Egyptian cuisine restaurant,” with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café)
7. Will not have a sidewalk café now or in the future.
8. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will close all doors & windows at 10 PM every night and anytime there is amplified music, live music, or DJs.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
12. Will not have unlimited drink or unlimited food & 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 wine products.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/doorman.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the Restaurant Wine license for **Zooba Eats, Inc., d/b/a Zooba, 100 Kenmare 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” on the SLA License.

Vote: Unanimous, with 39 Board members in favor.

4. Tiny Shanghai, Inc., d/b/a Tiny Shanghai, 122 Mulberry St. 10013 (RW – Restaurant)

i. Whereas, the applicant appeared before Community Board 2, Manhattan’s SLA licensing committee to present an application for a restaurant wine license to operate a “family restaurant serving Shanghainese” cuisine in a C6 zoned 3 story 1910 mixed use building on Mulberry Street between Canal and Hester Streets (block #205 lot #12); and,

ii. Whereas, the 2-story premises are approximately 1,698 sq. ft., the ground floor being 800 sq. ft. with an additional 201 sq. ft. mezzanine, and the basement level being split into two sections, a 248 sq. ft. kitchen and a 448 sq. ft. basement, with separate entrances from the ground floor; all food and drink services will be on the ground floor level, with a small portion of the basement used for rest rooms and the remainder having no patron access; there is no patron access to the kitchen; and premises has a proposed occupancy of 74; and, applicant presented a Letter of No Objection to this usage from the NYC Dept. of Buildings; and,

iii. Whereas, the premises will have 17 tables with 52 seats, and 1 bar with 3 seats for total patron seating of 61; and no sidewalk café was included in this application and applicant stipulated that they will not ever seek a sidewalk café in the future; and,

iv. Whereas, the applicant signed and notarized a stipulations agreement with CB2, Man. which includes the following:

1. Premise will be advertised and operated as a Shanghainese cuisine family restaurant.
2. The hours of operation will be: 11 AM – 11 PM Sunday to Saturday (seven days a week). Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will operate full service restaurant, specifically a Shanghainese cuisine family restaurant, with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café)
7. Will not have sidewalk café now or in the future.
8. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will keep all doors & windows closed at all times.
10. Will not install or have French doors, operable windows, or open façades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
13. Will not have unlimited drink or unlimited food & 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 wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Restaurant Wine license for **Tiny Shanghai, Inc., d/b/a Tiny Shanghai, 122 Mulberry St. 10013, unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA License.

Vote: Unanimous, with 39 Board members in favor.

5. D and A Coffee, LLC d/b/a 12 Chairs Café, 58 MacDougal St. 10012 (RW – Café)

i. Whereas, the applicants appeared before Community Board 2, Manhattan’s SLA licensing committee to present an application for a restaurant wine license to operate a “full service restaurant” in a R-7 zoned 6 story 1900 mixed-use building on McDougal Street between King and W. Houston Streets (block #518 lot #10); and,

ii. Whereas, the 2-story premises are approximately 2400 sq. ft., with 1,200 sq. ft. on the ground floor and a 1,200 sq. ft. basement; all patron service to be on the ground level and the basement used only for storage and not accessible by patrons; and premises have a proposed occupancy of less than 74, and applicant presented a Letter of No Objection to this usage from the NYC Dept. of Buildings; and,

iii. Whereas, the premises will have 10 tables with 27 seats, and 1 bar with 6 seats for total patron seating of 33, no sidewalk café was included in this application and applicant stipulated that they will not ever seek a sidewalk café in the future; and,

iv. Whereas, the applicant signed and notarized a stipulations agreement with CB2, Man. which includes the following:

1. Premise will be advertised and operated as a full service restaurant.
2. The hours of operation will be: 8 AM – 12 AM Sunday to Saturday (seven days a week). Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will operate full service restaurant with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café)
7. Will not have sidewalk café now or in the future.
8. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will close all doors & windows by 10 PM every night and anytime there is amplified music, live music, or a dj.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
12. Will not have unlimited drink or unlimited food & 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 wine products.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
16. Will not place benches or other furniture on the sidewalk or in front of the restaurant.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Restaurant Wine license for **D and A Coffee, LLC d/b/a 12 Chairs Café, 58 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” on the SLA License.

Vote: Passed, with 38 Board Members in favor and 1 recusal (Sanz).

6. Siren Retail Corporation, d/b/a Starbucks Reserve, 155 W. 11th St. 10011 (New OP – Bar/Tavern)

i. Whereas, the representatives of the applicant appeared before Community Board 2, Manhattan’s SLA licensing committee to present an application for a new on-premises license to operate an “immersive customer experience with a spotlight on rare coffees, coffee craft and artistry, elevated food and beverage innovation,” in C-6 zoned 17 story 2013 mixed-use building on Seventh Avenue between W. 11th and W. 12th Streets (block #607 lot #7503); the building being known as both 1 Seventh Avenue and 155 W. 11th Street; and,

ii. Whereas, the 1-story premises are the Southern 7th Avenue façade storefront located at the corner W. 11th Street and are approximately 3,264 sq. ft., all on the ground floor level; and have a proposed occupancy of 102; and, applicant being the first tenant in new built construction, there has not yet been a Certificate of Occupancy issued; and, the committee seeing no possible obstacle to the issuance of said C. of O.; and, the applicant stipulating that they will obtain and maintain a valid Place of Assembly permit as well; and,

iii. Whereas, the premises will have 16 tables with 44 seats, and 1 bar with 18 seats for total patron seating of 62, and a specialty food counter with no seats; no sidewalk café was included in this application and applicant stipulated that they will not ever seek a sidewalk café in the future; and,

iv. Whereas, the applicant represented that they had met with the W. 11th Street Block Association and had adjusted operating hours, committed to use the door facing Seventh Avenue as the main entrance, and limit the use of the side egress and close same by 8 PM every night, to accommodate the concerns of neighbors; and, a letter in support of the application from the Greenwich Village Chamber of Commerce was received by the committee; and,

v. Whereas, the applicant indicated that they planned to occasionally provide live acoustical background music through an established company program of providing exposure to local musicians; and stipulated that such performances will be at low background levels and will not be audible outside the store; and that they were professionally soundproofing the entire space; and,

vi. Whereas, the applicant signed and notarized a stipulations agreement with CB2, Man. which includes the following:

1. Premise will be advertised and operated as a “coffee shop with elevated food and beverage.”
2. The hours of operation will be: 6 AM – 10 PM Monday to Friday and 7 AM – 10 PM Saturday and Sunday. Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will operate full service restaurant with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.

6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café)
7. No sidewalk café is included in this application.
8. Will play quiet ambient, recorded background music only (except as noted in stipulations below). No music will be audible in any adjacent residences anytime.
9. Will keep all doors & windows closed at all times.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
12. Will not have unlimited drink or unlimited food & 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 wine products.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.
16. The door on the W. 11th street side of the premises will be closed to use after 8PM.
17. Occasional live background music will be acoustic only—no amplification; and will occur no more than twice a month.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Restaurant Wine license for **Siren Retail Corporation, d/b/a Starbucks Reserve, 155 W. 11th 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” on the SLA License.

Vote: Unanimous, with 39 Board members in favor.

7. Bosie, LLC d/b/a Bosie, 506 LaGuardia Pl. 10012 (New OP – Restaurant with sidewalk café)

Whereas, the applicant appeared before Community Board 2, Manhattan’s SLA licensing committee to present an application for a new on-premises license to operate a “French bistro, tea parlour, bakery, and coffee shop,” in R-7 zoned 5 story 1900 mixed-use building on LaGuardia Place between East Houston and Bleecker Streets (block #525 lot #50); in the NYC designated South Village Historic District; and,

Whereas, the 2-story premises are approximately 2,000 sq. ft., with 1,500 sq. ft. on the ground floor level and an additional 500 sq. ft. in the basement; with all patron service and access limited to the ground floor level; and, has a proposed occupancy of 74; and, applicant presenting a NYC Dept. of Buildings Letter of No Objection to the use of the space for this category of establishment; and,

Whereas, the premises will have 18 tables with 44 seats, and 1 bar with 7 seats for total patron seating of 51; applicant intends to seek a permit from the NYC DCA for a sidewalk café of 12 seats; and,

Whereas, a representative of the Bleecker Area Merchants’ & Residents’ Association (BAMRA) spoke in favor of the application conditional on the commitment of the application to honor a signed stipulation agreement reached with this organization; and, the applicant operates the establishment in question with the same method of operation in its current location on Morton Street in CB2, Man.; and, is therefore known to the CB as a good operator and good neighbor; and,

Whereas, the applicant signed and notarized a stipulations agreement with CB2, Man. which includes the following:

1. Premise will be advertised and operated as a “French bistro, bakery, and tea room.”
2. The hours of operation will be: 7 AM – 10 PM Sundays, 7 AM – 11 PM Mondays to Thursdays, and 7 AM – 1 AM Fridays and Saturdays. Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will operate full service restaurant with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café)
7. Will operate sidewalk café no later than 10 PM every night. (All tables and chairs will be removed at this hour.)
8. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will keep all doors & windows closed at all times.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
12. Will not have unlimited drink or unlimited food & 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 wine products.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the Restaurant Wine license for **Bosie, LLC d/b/a Bosie, 506 LaGuardia Pl. 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” on the SLA License.

Vote: Unanimous, with 39 Board members in favor.

8. Omakasa 56 Spring, LLC d/b/a Omakasa, 56 Spring St. 10012 (RW Alteration—Method of Operation) **ONE OF TWO RESOLUTIONS FOR THIS APPLICANT; SEE BELOW**

Whereas, the applicant and attorney appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an alteration to the method of operation for their existing Restaurant Wine license (SN 1309499) located in a C-6 zoned seven-story, mixed-use 1935 building on Spring Street between Mulberry and Lafayette Streets (block #481/ lot #18) in the NYC City Planning Commission’s designated Special Little Italy District; and,

Whereas, applicant simultaneously applied to upgrade to a new on-premise license, and, per the request of the applicant, the matters were considered as separate applications, and **this resolution pertains only to the application to change the method operation to reflect a Mexican inspired menu from the**

existing Asian inspired menu; with the previous concept described as an “elevated fast casual dining experience that serves healthy Asian cuisine in a modern and welcoming space” and the new one being a fast casual “market fresh taqueria and cold-pressed juice margarita bar inspired by the healthy lifestyle where beach, surf, and sun are synonymous with fresh local food;” and,

Whereas, the interior 2-story premises is approximately 3,800 sq. ft., with 2,300 sq. ft. on the ground floor and an additional 1,500 square feet in the cellar; and the ground floor has 1 bar with 8 seats and 14 tables with 36 seats, and the cellar has 4 coffee style tables with couches and chairs seating 20 arranged around them, and one coffee bar with 0 seats, for a total of 18 tables and 64 seats; and, applicant has stipulated an occupancy of less than 74; and presented an appropriate Certificate of Occupancy allowing eating and drinking usage; and,

Whereas, the applicant signed and notarized a new stipulations agreement with CB2, Man., which includes the following:

1. Premises will be advertised and operated as a fast casual market fresh taqueria and cold pressed juice bar only.
2. The hours of operation will be Sunday to Wednesday from 11AM to 12AM, and Thursday to Saturday from 11AM to 1AM.
3. Will operate as a full-service restaurant, specifically a “fast casual market fresh taqueria” with the kitchen open and full menu items available until closing every night.
4. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
5. Will not have televisions or projectors.
6. The premises will not operate a backyard garden, or any outdoor area for commercial purposes. (Stipulation does not extend to licensed sidewalk cafés.)
7. No sidewalk café is included in this application.
8. The premises will play quiet ambient, recorded background music only. No music will be audible in adjacent residences at any time.
9. All doors and windows will be kept closed at all times.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
13. Will not have unlimited drink or unlimited food & 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 wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. The premises will not have DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
17. The music in the basement will specifically be quiet background music only. The applicant has clearly stated that there will never be any confusion as the volume levels in the basement will be quiet background.
18. All staff will be ATAP/Tips trained.
19. There will only be one stand-up bar, and it will be located on the ground floor
20. Applicant will maintain a valid Certificate of Occupancy and Place of Assembly permit.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the alteration to the method of operation on the Restaurant Wine license for **Omakasa 56 Spring, LLC d/b/a Omakasa, 56 Spring 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” on the SLA License.

Vote: Unanimous, with 39 Board members in favor.

9. Omakasa 56 Spring, LLC d/b/a Omakasa, 56 Spring St. 10012 (New OP License) ONE OF TWO RESOLUTIONS FOR THIS APPLICANT; SEE ABOVE

Whereas, applicant representative and attorney appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a new on premises liquor license for their “elevated fast casual dining experience that serves healthy Asian cuisine in a modern and welcoming space” located in a C-6 zoned seven-story, mixed-use 1935 building on Spring Street between Mulberry and Lafayette Streets (block #481/ lot #18) in the NYC City Planning Commission’s designated Special Little Italy District; and,

Whereas, applicant currently has a Restaurant Wine license (SN 1309499) for this location, and simultaneous to this application also applied to change the method of operation on their current license, and, per the request of the applicant, the matters were considered as separate applications, and **this resolution pertains only to the application to upgrade to an on premises liquor license**; and the separate matter of method of operation being addressed in a separate resolution as requested by applicant; and,

Whereas, the interior 2-story premises is approximately 3,800 sq. ft., with 2,300 sq. ft. on the ground floor and an additional 1500 square feet in the cellar; and the ground floor has 1 bar with 8 seats and 14 tables with 36 seats, and the cellar has 4 coffee style tables with couches and chairs seating 20 arranged around them, and one coffee bar with 0 seats, for a total of 18 tables and 64 seats; and, applicant has stipulated an occupancy of less than 74; and presented an appropriate Certificate of Occupancy allowing eating and drinking usage; and,

Whereas, CB2, Man. heard from three local residents and interest groups opposed to the upgrading of the license, their position being consistent with concerns they raised at the time of the original application in March 2018 that applicant was likely to seek upgrade in order to transform the location into more of an alcohol-focused lounge concept; and, the committee received unverified and undated petitions from the applicant, apparently signed by 104 lower Manhattan residents, endorsing the idea of a “restaurant with customer bar” with the current hours at the location without elaboration as to method of operation or concept; and,

Whereas, at the time applicant appeared before CB2 SLA Committee for their current restaurant wine license, only 14 months ago in March of 2018; the CB and local residents made very clear their concerns about the existence of a basement lounge with a liquor license of any sort, and specifically one with the usually late hours sought by this applicant; and both elements, basement and hours, were endorsed by the CB only on the proviso that service be restricted to beer and wine as part of a Restaurant Wine license; and,

Whereas, a full on-premises liquor license is not consistent with a fast casual restaurant format in this community; and, indeed, the numerous other fast casual restaurants in our community do not have full on-premises licenses; and,

Whereas, applicant’s stated reasons for seeking an on premises license was (1) to gain competitive advantage and edge over the numerous other fast casual concepts offered in the area and (2) to maintain consistency between new co-branded fast casual “Taco Dumbo” concept locations in other communities; and,

Whereas, CB2, Man. does not find the artificial creation of an alcohol based competitive advantage over the large number of other fast casual restaurants in the vicinity to be in the community interest; and indeed is likely to be a detriment to the community by inspiring fast casual competitors to seek relief through the upgrades of their own licenses, creating a “race to the bottom” that shifts concepts and business plans from food-focused to alcohol focused; and,

Whereas, current Taco Dumbo locations in other communities close 3 to 4 hours earlier every night (by 9PM at the latest) and are not open into the evening and early morning as this location is, and we understand that no other location has a separate basement lounge area as 56 Spring Street maintains, demonstrating that inflexible consistency between locations is not essential to the applicant’s concept;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the on-premises license for **Omakasa 56 Spring, LLC d/b/a Omakasa, 56 Spring St. 10012**, on its application seeking an on-premise liquor license; and

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the SLA, CB#2, Man, respectfully requests that this item be Calendared to appear before the Full Board of the SLA.

Vote: Unanimous, with 39 Board members in favor.

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

10. VAP Union Square, LLC d/b/a Vapiano, 113 University Place 10003 (License # 1243534 & #1243535) (OP – Restaurant)

Whereas, the Applicant requested **FAILED TO APPEAR** at the CB2, Manhattan’s SLA Licensing Committee #1 Meeting on May 7th, 2019 without prior notification, despite having been in communication with the CB2 about the hearing, and having expressed their intention to appear, and the application having been calendared, posted; and,

Whereas, Members of the public attended the CB2, Manhattan SLA Licensing Committee #1 Meeting to be heard on this specific matter, and were compelled to spend the evening waiting for an appearance by the applicant, who was called three times throughout the meeting to provide opportunity in a case of delay;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA deny any type of **corporate change, alteration, transfer or other changes** to the existing license for **VAP Union Square, LLC d/b/a Vapiano, 113 University Place 10003 (License # 1243534 & #1243535)** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 39 Board members in favor.

11. **Bowery Tea House, Inc., d/b/a Prince Tea House, 134 Bowery 10013 (RW – Restaurant)**

Whereas, after presenting their application to this month’s CB2, Manhattan’s SLA Licensing Committee #1 Meeting on May 7th, 2019, but before the committee had taken any action on said application, the Applicant requested to **withdraw** this application for a license and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to the existing license for **Bowery Tea House, Inc., d/b/a Prince Tea House, 134 Bowery 10013** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 39 Board members in favor.

12. **Entity to be formed by Ethan Dupree, d/b/a Pending, 110 Thompson St. South 10012 (RW – Bar)**

Whereas, prior to this month’s CB2, Manhattan’s SLA Licensing Committee #1 Meeting on May 7th, 2019, the Applicant requested to **withdraw** this application for a license and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to the existing license for **Entity to be formed by Ethan Dupree, d/b/a Pending, 110 Thompson St. South 10012** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 39 Board members in favor.

13. **Easy Victor, LLC d/b/a TBD, 185 Mulberry St. 10012 (RW – Café)**

Whereas, prior to the CB2, Manhattan’s SLA Licensing Committee #1 Meeting on May 7th, 2019 the Applicant requested **to layover** this application to June/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, alteration, transfer, upgrade or changes to any existing

license for **Easy Victor, LLC d/b/a TBD, 185 Mulberry 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 SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 39 Board members in favor.

14. BEC Soho, LLC d/b/a BEC, 178 Prince St. 10012 (RW – Café)

Whereas, prior to the CB2, Manhattan's SLA Licensing Committee #1 Meeting on May 7th, 2019 the Applicant requested to layover this application to June/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA deny any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, alteration, transfer, upgrade or changes to any existing license for **BEC Soho, LLC d/b/a BEC, 178 Prince 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 SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 39 Board members in favor.

15. 113 Mulberry Restaurant, LLC d/b/a N/A, 113 Mulberry St. 10013 (OP – Restaurant with garden/grounds)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee #1 Meeting on May 7th, 2019, the Applicant requested to withdraw this application for a license and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA deny any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to the existing license for **113 Mulberry Restaurant, LLC d/b/a N/A, 113 Mulberry St. 10013** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 39 Board members in favor.

16. Areppas 3, LLC d/b/a Areppas, 25 Cleveland Pl. 10012 (OP – Restaurant with exterior patio/deck included)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee #1 Meeting on May 7th, 2019, the Applicant requested to withdraw this application for a license and they will resubmit the

application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to the existing license for **Areppas 3, LLC d/b/a Areppas, 25 Cleveland Pl. 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 39 Board members in favor.

17. Fierce Little, LLC d/b/a N/A, 827 Broadway 10003 (OP – Theatre)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee #1 Meeting on May 7th, 2019, the Applicant requested to **withdraw** this application for a license and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to the existing license for **Fierce Little, LLC d/b/a N/A, 827 Broadway 10003** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 39 Board members in favor.

18. Houston Hospitality Group, LLC d/b/a Biamo, 178 W. Houston St. 10014 (New OP – Restaurant)

Whereas, prior to the CB2, Manhattan's SLA Licensing Committee #1 Meeting on May 7th, 2019 the Applicant requested **to layover** this application to June/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to the existing license for **Houston Hospitality Group, LLC d/b/a Biamo, 178 W. Houston 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 SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 39 Board members in favor.

19. Adore New York, Inc., d/b/a N/A, 53 Bond St. 10012 (New OP – Restaurant)

Whereas, prior to the CB2, Manhattan’s SLA Licensing Committee #1 Meeting on May 7th, 2019 the Applicant requested **to layover** this application to June/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to the existing license for **Adore New York, Inc., d/b/a N/A, 53 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 SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 39 Board members in favor.

20. SoHo Market & Beer Merchants Inc., d/b/a Mitla, 213 6th Ave. 10014 (New OP – Restaurant – with corporate change)

i. Whereas, the applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for new on premises license to operate a full service restaurant showcasing Oaxaca Mexican food with a partial change in corporate ownership within a ground floor storefront in a 6 story mixed-use building (circa 1920) on Sixth Avenue between King and Charlton Streets, the building falling within the Charlton-King-Vandam Historic District; and,

ii. Whereas, the storefront premises was previously operated since 2017 as a craft beer and wine tasting parlor with a tavern wine license, the premises prior to 2017 having never been licensed for the service of alcohol or occupied/operated for eating and drinking purposes, the premises having operated prior to 2017 as a deli/grocery store; the addition of a sidewalk café also occurring for the first time in 2017; and,

iii. Whereas, the storefront premises is roughly 2,000 sq. ft. premise (ground floor 1,000 sq. ft., basement 1,000 sq. ft. – no patron use of basement), the front façade is fixed and the applicant agreed that there would be no installation of operable doors or windows; there will be 13 interior tables and 26 interior seats, 1 stand up bar with 10 additional patron seats, with 10 exterior tables and 26 exterior seats for the sidewalk café located immediately in front of the premises, with one bathroom and one TV only; the applicant stating he has a full service kitchen to operate a restaurant and presented a Certificate of Occupancy with a maximum interior occupancy of 49 persons; and,

iv. Whereas, Whereas, the hours of operation will be Sunday to Thursday from 11AM to 12AM and Friday to Saturday from 11AM to 1AM (no patrons will remain after closing time), music will be quiet background only consisting of music from ipod/CDs (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at all times except for patron ingress and egress, there will be no DJ, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

v. Whereas, the Applicant executed a stipulation agreement with CB2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the license stating that:

1. Premise will be advertised and operated as a full-service Mexican Restaurant.
2. The interior hours of operation will be: Sunday to Thursday from 11AM to 12AM and Friday to Saturday from 11AM to 1AM (no patrons will remain after 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 have no more than 1 television – within the interior.
5. Will play quiet ambient, recorded background music only within the interior premises. No music will be audible in any adjacent residences at any anytime.
6. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”. No pitchers of beer.
7. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
8. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/ door staff.
9. The premises will not operate a backyard garden or any outdoor area for commercial purposes other than a DCA approved sidewalk café.
10. The exterior sidewalk café will close by 10PM Sunday through Thursday and by 11PM Fridays and Saturdays. (no patrons will remain after closing time)
11. The premises will not have French doors, operable windows or open facades.
12. The front door will be closed by 9PM every night.
13. There will be no operable façade (no operable windows or French doors will be installed).

vi. Whereas, the applicant reached out to the Charlton Block Association and presented a petition in support with signatures of some people purportedly living in some of the nearby residential buildings, the President of the Block Association indicating that the owner/operator Jorge Arias was well-liked in the community and the response to this application being overwhelming favorable; and,

vii. Whereas, this application being subject to the 500-foot rule requiring the applicant to demonstrate a public interest for adding yet another liquor license to an area already greatly saturated with liquor licenses and eating and drinking establishments, there being 31 licensed premises within a 750 foot radius of the storefront premises, seven additional pending liquor license applications, a liquor store located next door the storefront premises, excluding the additional number of licensed premises in the area operating with beer and wine licenses; and,

viii. Whereas, the applicant satisfying the 500-foot rule, having received significant support from the local neighborhood, there being a level of trust being identified about the existing operator, who has operated the grocery store, beer/wine parlor and adjacent liquor store for a number of years, by maintaining an orderly sidewalk café with reasonable hours to prevent foreseeable noise impacts on those residing and sleeping immediately above the location, with hours of operation being sufficiently consistent with a full service restaurant, the stipulations being agreed to generally satisfying public interest;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the instant applications to change their existing method in operation to full service restaurant, for a corporate change of ownership and license upgrade to on premise from Tavern Wine for **Market & Beer Merchants Inc., d/b/a Mitla, 213 6th 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” on the new On Premise License.

Vote: Unanimous, with 39 Board members in favor.

21. KLT Ventures, LLC d/b/a The Leroy House (fka Hardwood Hudson), 430 Hudson St. 10014 (OP – Corp. Change and alteration to add service to sidewalk cafe)

i. Whereas, the Applicant and their Attorney appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for **1)** an alteration of its existing Restaurant On Premise license to add service to a sidewalk café and **2)** to present a corporate change removing shareholders; and,

ii. Whereas, other than the above-referenced requested changes, the storefront premises will continue to operate with the same method of operation as a full-service “family friendly” restaurant in a 3,240 sq. ft. restaurant on the ground floor and basement and sub-basement (1,260 sq. ft. ground floor, 1,080 sq. ft. basement and 900 sq. ft. subbasement – no patrons in basement or sub-basement) within a mixed use 4 story brick townhouse building on Hudson Street mid-block between Morton Street and St. Luke’s Place, the building (circa 1910) falling within NYC LPC’s designated Greenwich Village Historic District; and,

iii. Whereas, the licensed premise has operated with this owner-operator (Kim Nguyen) since 2018, the corporate change resulting from the purchase of shares of the existing corporation, Ms. Nguyen remaining the majority shareholder of the business, the hours of operation for the interior premises will continue to be 12PM to 12AM Sunday to Wednesday and 12PM to 1AM Thursday to Saturday (no patrons shall remain at closing), the interior premises will continue to have 29 tables and 58 seats and 1 stand up bar with 12 seats; there is an existing certificate of occupancy; there are no French doors or windows in the front, the rear windows looking onto a rear yard will remain closed at all times, music will be ambient quiet background only consisting of music from ipod/CDs (i.e. no active manipulation of music – only passive prearranged music), there will be no dj, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

iv. Whereas, there has not been a sidewalk café previously utilized at these premises, the premises being located midblock, intimately located, a portion of the sidewalk café being located over a metal door leading to the basement, the applicant agreeing to close the sidewalk café by 10 PM Sunday through Thursday and by 11 PM Fridays and Saturdays and there are no other outdoor areas for the service of alcohol; and,

v. Whereas, the Applicant provided correspondence in support of her application and a resident not living in the immediate area appeared in support of the application; and

vi. Whereas, the Applicant executed a new stipulations agreement with CB2, Man., stipulations which she agreed would continue to be attached and incorporated into the method of operation on the existing Restaurant On Premise license in the future, and those stipulations are as follows:

1. The premises will be advertised and operated as a full-service family friendly restaurant.
2. The interior hours of operation will be 12PM to 12AM Sunday to Wednesday and 12PM to 1AM Thursday to Saturday (no patrons shall remain at closing).
3. There will be no televisions and will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will play quiet ambient, recorded background music only.
5. Will play quiet ambient, recorded background music only within the interior premises. No music will be audible in any adjacent residences at any anytime.
6. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”. No pitchers of beer.
7. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.

8. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/ door staff.
9. The premises will not operate a backyard garden or any outdoor area for commercial purposes other than a DCA approved sidewalk café.
10. The exterior sidewalk café will close by 10PM Sunday through Thursday and by 11PM Fridays and Saturdays. (no patrons will remain after closing time)
11. There will only be a fixed façade. There will be no French doors or operable windows that are opened. Rear windows facing backyard will remain closed at all times.
12. The front door will be closed by 10PM every night except for patron ingress and egress.
13. There will be no operable façade (no operable windows or French doors will be installed).

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the corporate change and alteration to add service to a sidewalk café to **KLT Ventures, LLC d/b/a The Leroy House (fka Hardwood Hudson), 430 Hudson St. 10014** **unless** the statements of the Applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “Method of Operation” on the Restaurant On Premise License.

Vote: Unanimous, with 39 Board members in favor.

22. Takashi USA, LLC d/b/a Takashi, 456 Hudson St. 10014 (Transfer RW – Restaurant)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for a transfer of an existing restaurant wine license to continue to operate a Japanese grill-style restaurant in a mixed-use six-story building (Circa 1920) on Hudson Street between Morton and Barrow Streets in Greenwich Village, the building falling within the designated NYC LPC’s Greenwich Village Historic District; and

ii. Whereas, Takashi has operated with this method of operation as a restaurant for many years without any significant issues, the ownership change occurring only because one of the managing partners passed away and a new corporation will be needed to add an additional family member of the founding partner, the other original partner will remain and the method of operation as a full service restaurant is not changing; and

iii. Whereas, the business will continue to function in an identical manner within a ground-floor level storefront midblock of approximately 2436 sq. ft., no cellar, with 7 tables with 28 seats and one (1) food counter with three (3) benches for six (6) additional seats, for a total of 34 in-restaurant dining seats, there are no operable windows/doors to the front façade other than the main entrance (for patron egress only), no sidewalk café or other exterior area for commercial use/alcohol service; and

iv. Whereas, the hours of operation will continue to be 5:00 PM to 11:00 PM seven (7) days a week to which there was no opposition; music will be quiet background only; there will be no **DJs**, no promoted events, no live music or scheduled performances, no cover fees, and no TV’s; and

v. Whereas, the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. which will be incorporated into the Method of Operation of the restaurant beer and wine license, with those stipulations as follows:

1. Premise will be advertised and operated as a full-service Japanese Grill-style restaurant.
2. The restaurant’s hours of operation will be 11:00 a.m. to 11:00 p.m. seven (7) days a week.

3. Will operate with the kitchen open and the full menu available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will not operate a backyard garden or any outdoor area for commercial purposes.
7. Music will be quiet, ambient recorded background music only.
8. There will be no operable façade (no operable windows or French doors will be installed).
9. Will close all doors & windows at all times every night except for patron entering and exiting.
10. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
11. Will not have unlimited drink or unlimited food & 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 wine and beer products.
13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed-to herein.
14. Will not have: dancing, DJs, live music or scheduled performances, promoted events, any event where cover fee is charged, velvet ropes or metal barricades, security personnel, or a doorman.

THEREFORE, BE IT RESOLVED that CB2, Man. recommends denial of the application for a new restaurant beer and wine license **Takashi USA, LLC d/b/a Takashi, 456 Hudson St. 10014** unless the statements presented by the Applicant are accurate and complete, and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” on the SLA Restaurant Beer and Wine License.

Vote: Unanimous, with 39 Board members in favor.

23. Café Kitsune, Inc., d/b/a Café Kitsune, 550 Hudson St. 10014 (New Tavern Wine – Café)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a new Restaurant Wine license to operate Café serving French fare with a Japanese twist in a mixed-use, five story building (Built in 1920) at the corner of Hudson and Perry Streets in Greenwich Village; and,

ii. Whereas, the 3,200 sq. ft. premises 1,799 sq. ft. on the ground floor and 1,500 sq. ft. in the basement) was previously been licensed and operated for eating and drinking as Le Pain Quotidien for at least 12 years. The operator presented a 1962 certificate of occupancy from the NYC Building Department; and,

iv. Whereas, premises will operate as a Café serving French fare with a Japanese twist. The menu consists of pastries and small plates. They will operate with 16 tables and 44 seats and one bar with 6 seats for an overall number of 50 seats, there will be 2 entrances and 2 exits and 2 bathrooms there will no TVs, all windows will be fixed and there will be no French doors installed, there will be a 26-seat sidewalk café which will close at 10 PM; and,

v. Whereas, the applicant’s agreed upon hours of operation will be Sunday from 8 AM to 11 PM, Monday through Thursday, 7 AM to 11 PM, Friday, 7 AM to 1 AM, and Saturday 8 AM to 1 AM, music will be quiet ambient background music only; and,

vi. Whereas, the applicant signed and notarized a stipulations agreement with CB2, Man. which includes the following:

1. The premises will be advertised and operated as a Café serving French fare with a Japanese twist.
2. The hours of operation will be Sunday from 8 AM to 11 PM, Monday through Thursday, 7 AM to 11 PM, Friday, 7 AM to 1 AM, and Saturday 8 AM to 1 AM.
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. There will be no TVs.
5. The premises will not operate a backyard garden, there will be a 26-seat sidewalk café which will close at 10 PM. All tables and chairs will be removed at this time.
6. The premises will play quiet ambient, recorded background music only.
7. Will not install French doors, operable windows, or open façades.
8. Will not make changes to the existing façade except to change signage or awning.
9. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
10. The premises will close all doors and windows at 9 PM every night and any time there is amplified, music, live music, or a DJ.
11. The premises will not have DJs, live music, promoted events, any event where a cover fee is charged, velvet ropes or barriers, security personnel/doorman, or any scheduled performances.
12. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
13. There will be no “bottle service” on the sale of bottles of alcohol except for the sale of bottles of wine products.
14. The premises will not permit dancing.
15. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the new Tavern Wine license for **Café Kitsune, Inc., d/b/a Café Kitsune, 550 Hudson St. 10014** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Restaurant Wine License.

Vote: Unanimous, with 39 Board members in favor.

24. Claypot 270, Inc., d/b/a Claypot, 270 Bleecker St. 10014 (New Restaurant Wine)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a new Restaurant Wine license to operate a Hong Kong Asian Rice Claypot Restaurant in a mixed-use, four story building (Built in 1910) at the corner of Bleecker and Morton Streets in Greenwich Village; and,

ii. Whereas, the 800 sq. ft. premises on the ground floor was previously been licensed and operated for eating and drinking as Risotteria (2000-2016), Burger 101 (2017), there is one entrance, one exit, and one bathroom, the restaurateur has requested a Letter of No Objection from the NYC Building Department; and,

iv. Whereas, premises will operate as a restaurant delivering savory Hong Kong taste by revitalizing a traditional style of cooking rice in a clay pot in a family friendly place. They will operate with a full service kitchen, with 11 tables and 20 seats and one 4 seat food counter, there will no TVs, all windows will be fixed and there will be no French doors installed, no outdoor areas for the service of alcohol and no sidewalk café; and,

v. Whereas, the applicant’s agreed upon hours of operation will be Sunday through Thursday from 5 PM to 10 pm, and Friday and Saturday from 5 PM to 11pm music will be quiet ambient background music only; and,

vi. Whereas, the applicant signed and notarized a stipulations agreement with CB2 which includes the following:

1. The premises will be advertised and operated as a Hong Kong Asian Rice Claypot Restaurant.
2. The hours of operation will be Sunday through Thursday from 5 PM to 10 pm, and Friday and Saturday from 5 PM to 11pm.
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. There will be no TVs.
5. The premises will not operate a backyard garden, or any outdoor area for commercial purposes, including a sidewalk cafe.
6. The premises will play quiet ambient recorded background music only.
7. Will not install French doors, operable windows, or open façades.
8. Will not make changes to the existing façade except to change signage or awning.
9. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
10. The premises will close all doors and windows at 9 PM every night and any time there is amplified, music, live music, or a DJ.
11. The premises will not have DJs, live music, promoted events, any event where a cover fee is charged, velvet ropes or barriers, security personnel/doorman, or any scheduled performances.
12. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
13. There will be no “bottle service” on the sale of bottles of alcohol except for the sale of bottles of wine products.
14. The premises will not permit dancing.
15. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the new Restaurant Wine license for **Claypot 270, Inc., d/b/a Claypot, 270 Bleecker St. 10014** (RW – Restaurant) 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” on the SLA Restaurant Wine License.

Vote: Unanimous, with 39 Board members in favor.

25. Sarpar, LLC d/b/a N/A, 64 Downing St. 10014 (New OP – Restaurant)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application to the Liquor Authority for a new restaurant on premise liquor license to operate a full-service restaurant “with a focus on local ingredients combining the creative food of chef Lucus Cerqueira”; and,

ii. Whereas, this application is for a new Restaurant On-Premise Liquor License in a previously licensed location; the premises is in a mixed use district located on the ground floor with accessory use in the basement on Downing Street between Bedford and Varick Streets for a roughly 2,000 sq. ft. premise of

which 1200 sq. ft. is on the first floor and 800 sq. ft. is in the basement (basement use not for patrons) with 14 tables and 40 seats, 1 standup bar with 12 seats for a total of 52 seats; no TVs, two patron bathrooms, the front façade is fixed without operable doors/windows, the maximum legal capacity is less than 74 persons; there is no sidewalk café; there are no other outdoor seating areas or backyard garden; and,

iii. Whereas, the hours of operation will be Sundays from 11AM to 12AM, Monday through Thursday from 4PM to 12 AM, Fridays and Saturdays from 4 PM to 1 AM, music will be quiet background only consisting of music from ipod/CDs (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at all times except for patron ingress and egress, there will be no DJ, no promoted events, no scheduled performances or cover fees, no security, no velvet ropes, no movable barriers; and,

iv. Whereas, the Applicant reached out to the Bedford/Downing Street Block Association, no objections being raised by the local Block Association, the proposed hours being sufficiently reasonable for the storefront premises for its location and potential and foreseeable impacts, there being no operable facades or exterior service; and,

v. Whereas, the Applicant executed a stipulations agreement with CB2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated in to the method of operation on the restaurant on-premise liquor license stating that:

1. The premises will be advertised and operated as a full-service chef-inspired restaurant; and,
2. The hours of operation will be Sunday to Tuesday from 10AM to 12AM, Wednesday through Saturday from 10AM to 1AM.
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will have no televisions.
5. The premises will not permit dancing.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes including a licensed sidewalk café.
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
8. The premises will not have DJ's, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
9. The Premises will close all doors and windows at all times.
10. Will not install or have French doors, operable windows or open facades.
11. Will not have unlimited drink or unlimited food & 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 wine products.
13. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doorman.

vi. Whereas, this application being subject to the 500 foot rule requiring the Applicant to establish a public interest, there being approximately 19 On Premise Liquor Licenses within 500 ft. of the premises, 34 On Premise Liquor Licenses within 750 ft. of the premises and an unknown number of beer and wine licenses, the stipulations agreed upon with CB2, Man. being agreed upon and premised to satisfy that statutory obligation;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of a new Restaurant On Premise Liquor License for **Sarpar, LLC d/b/a N/A, 64 Downing 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” on the SLA Restaurant On Premise Liquor License.

Vote: Unanimous, with 39 Board members in favor.

26. S&A Caterers, Inc. d/b/a TBA, 64 Carmine Street 10014 (New OP – Restaurant)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application to the Liquor Authority for a new restaurant on premise liquor license to operate a full-service European style restaurant “with a warm atmosphere”; and,

ii. Whereas, this application is for a new Restaurant On-Premise Liquor License in a previously licensed location; the premises is in a mixed use district located on the ground floor with accessory use in the basement on Carmine Street between Bedford Street and Seventh Avenue South in a roughly 2,700 sq. ft. premise of which 1,700 sq. ft. is on the first floor and 1,000 sq. ft. is in the basement (no patron use of basement) with 19 tables and 52 seats, 1 standup bar with 9 seats for a total of 61 seats; no TVs, one patron bathroom, the front façade has existing operable doors/windows, the maximum legal capacity is less than 74 persons; there is no sidewalk café; there are no other outdoor seating areas or backyard garden; and,

iii. Whereas, the hours of operation will be Monday through Friday from 12 PM to 12 AM, Saturdays and Sundays from 12 PM to 12 AM, music will be quiet background only consisting of music from ipod/CDs (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at all times except for patron ingress and egress, there will be no DJ, no promoted events, no scheduled performances or cover fees, no security, no velvet ropes, no movable barriers; and,

iv. Whereas, the Applicant executed a stipulations agreement with CB2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated into the method of operation on the restaurant on-premise liquor license stating that:

1. The premises will be advertised and operated as a full-service European style restaurant; and,
2. The hours of operation will be Monday through Friday from 12 PM to 12 AM, Saturdays and Sundays from 12 PM to 12 AM.
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will have no televisions.
5. The premises will not permit dancing.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes including a licensed sidewalk café.
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
8. The premises will not have DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
9. The Premises will close all doors and windows by 10 every night.
10. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”. No pitchers of beer.

11. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
12. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doorman.

v. **Whereas**, this application being subject to the 500 foot rule requiring the Applicant to establish a public interest, there being approximately 31 On Premise Liquor Licenses within 500 ft. of the premises, 39 On Premise Liquor Licenses within 750 ft. of the premises, with 10 additional pending licenses in the same area and an unknown number of beer and wine licenses, the stipulations agreed upon with CB2, Man. being agreed upon and premised to satisfy that statutory obligation;

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of a new Restaurant On Premise Liquor License for **S&A Caterers, Inc. d/b/a TBA, 64 Carmine Street 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” on the SLA Restaurant On Premise Liquor License.

Vote: Unanimous, with 39 Board members in favor.

27. Barbuto West, LLC d/b/a TBD, 113 Horatio St. 10014 (New OP – Restaurant)

i. **Whereas**, the Applicant and his Attorney appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application to the Liquor Authority for a restaurant on-premise liquor license for a full-service restaurant serving breakfast, lunch and dinner; and,

ii. **Whereas**, the Applicant has operated the Barbuto Restaurant on Washington Street in Community Board 2 since 2006 and is seeking to move to a new location in a mixed-use building (circa 1930) located on the corner of Horatio St., West St. and 10th Avenue for a roughly 5,400 sq. ft. premise located on the ground floor, basement and exterior loading dock connected to the first floor along West Street in Greenwich Village, the building falling within NYC LPC’s designated Greenwich Village Historic District; and,

iii. **Whereas**, the storefront premises were previously operated as a catering business and thereafter as a full-service bakery and bistro restaurant (Bakehouse), the business having closed in 2015; and,

iv. **Whereas**, in the approx. 3,200 Sq. ft. interior ground floor there will be 15 tables and 54 table seats, 1 standup bar on the ground floor with 13 bar seats for a maximum interior patron occupancy of 74, there will be no patron use of the basement at this time, the Applicant reserving his right to provide service in the basement in the future if a proper certificate of occupancy for eating and drinking uses/occupancy in the basement can be properly obtained; and on the exterior loading dock area connected to the first floor there will be operable doors/open facade with a maximum of 7 tables and 14 patron seats; and,

v. **Whereas**, the hours of operation of the ground floor interior of the premises will be Sunday to Wednesday from 8AM to 1AM and Thursday to Saturday from 8AM to 2AM (all patrons will be cleared from the ground floor of the premises and no patrons will remain after stated closing time), the hours of operation of the exterior seating on the loading dock will be Sunday to Thursday from 8AM to 11PM and Friday to Saturday from 8AM to 12AM (all patrons will be cleared from the exterior seating on the loading dock and no patrons will remain after stated closing time), the applicant will obtain a sidewalk café license for the exterior loading dock space, music will be on the interior only and will be quiet background only consisting of music from ipod/CDs (i.e. no active manipulation of music – only passive

prearranged music), all doors and windows will be closed by 10 PM every night at the loading dock and there will be no operable facades, doors or windows on Horatio Street; there will be no DJ, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

vi. Whereas, the Applicant executed a stipulations agreement with CB2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated into the method of operation on the restaurant on-premise liquor license stating that:

1. The establishment will be advertised and operated as a full-service restaurant serving breakfast, lunch and dinner.
2. There will be a maximum interior occupancy of 74 with maximum exterior occupancy of 14 at the loading dock. The hours of operation of the ground floor interior of the premises will be Sunday to Wednesday from 8AM to 1AM and Thursday to Saturday from 8AM to 2AM. All patrons will be cleared from the premises and no patrons will remain after stated closing time.
3. There is an exterior area for patron seating located on an old loading dock. There will be a maximum of 14 seats for licensed sidewalk café on the loading dock. The hours of operation of the exterior seating on the loading dock will be Sunday to Thursday from 8AM to 11PM and Friday to Saturday from 8AM to 12AM. All patrons will be cleared from the loading dock area and no patrons will remain after stated closing time.
4. Other than a licensed sidewalk café, the premises will not operate a backyard garden or any outdoor area except for the seating on the loading dock for commercial purposes.
5. The premises will not operate as a “lounge”, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
6. The premises will not permit dancing in any portion of the premises.
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
8. The premises will not have DJ’s, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
9. The Licensee will obtain all required certificates, permits and related documents including a Certificate of Occupancy prior to opening and will keep current all certificates, permits and related documents.
10. Licensee will move the main entrance to the space from Horatio Street to West Street/10th Ave and will make good faith effort to obtain a new address for premises on West St./10th Avenue. Subject to availability, licensee will use, publicize and advertise the West St./10th Avenue address as the official address of the restaurant and will make best efforts to promote vehicle traffic to West St./10th Avenue for mapping or eating and dining applications. The Horatio entrance will be used only for deliveries, ADA and other special needs patrons, and emergency egress use.
11. There will be no French doors or operable windows on the Horatio Street side of the licensed premises.
12. All doors will remain closed after 10 pm except for patron ingress and egress.
13. The kitchen will remain open and the full food menu available until 30 minutes before closing time.
14. The premises and all mechanicals will comply with all NYC Noise Codes.
15. There will be no “bottle service” other than typical restaurant beer/wine by the bottle.
16. There will be no velvet ropes or barricades used to control patrons.

vii. Whereas, several local residents appeared in opposition, including those directly impacted and living on Horatio Street immediately across the street from the licensed premises and proposed sidewalk café at the exterior loading dock, the proposed exterior café being surrounding by a significant residential presence, as well as the Jane Street Block Association, advancing concerns relating to noise impacts from

the exterior café but also due to the significant increase of traffic posed by the proposed license on Jane Street and Horatio Streets if the entrance to the restaurant is located on Horatio Street, the two streets existing as a one-way loop around with no outlet, where a significant increase in taxi/private cars, already impacted by the Jane Hotel located on the same loop, the proposed license being a destination style licensed premise, the lack of public transportation in the immediate area, the lack of available parking and the increase of noise from such traffic in the area and local community that would be generated by the new large premises and their patrons; and,

viii. Whereas, this application being subject to the 500 foot rule requiring the Applicant to establish a public interest, there being approximately 13 On Premise Liquor Licenses within 750 ft. of the premises, with 4 additional pending licenses in the same area and an unknown number of beer and wine licenses, the Applicant having modified his application, understanding the concerns of the Horatio Street entrance and agreeing in good faith to relocate the entrance of the Restaurant to the 10th Avenue/West Street sides of the proposed licensed premises, and further agreeing to the above-referenced stipulations with Community Board 2, all of which forming the pretext for satisfying that statutory obligation;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of a new Restaurant On Premise Liquor License for **Barbuto West, LLC d/b/a TBD, 113 Horatio 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” on the SLA Restaurant On Premise Liquor License.

Vote: Unanimous, with 39 Board members in favor.

28A. Red Cat Bar, LLC d/b/a TBD, 286 Spring St. aka 290 Hudson St. 10013 (OP – Bar/Tavern)

i. Whereas, the Applicant and his Attorney appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a new On Premise license to operate a “bar with jukebox serving flatbreads” in the ground floor of mixed use, seven-story building on Spring Street at the corner of Hudson Street in Hudson Square; and,

ii. Whereas, the storefront premise is approximately 1,548 sq. ft. (1,148 sq. ft. ground floor and 400 sq. ft. basement, the basement not being for patron use) and was previously operated as the Parlor Social Club but closed in early 2018, the Applicant having been the Developer of the entire “L” shaped building, having transformed the upper floors into condominiums while retaining the two commercial storefronts with multiple addresses/entrances on Spring and Hudson Streets, the Hudson Street storefront being operated as a restaurant and wine bar with an on premise license as of 2018 with operable facades and sidewalk café, there being one certificate of occupancy for the combined storefronts but not for the individual storefronts as presented, the proposed license being presented for the Spring Street storefront where there are fix facades and no operable doors/windows facing Spring Street, the Applicant agreeing that he will obtain the proper and correct certificates of occupancy for each individual storefront operating separately and with different liquor licenses prior to opening; and,

iii. Whereas, there will be no exterior areas for commercial use or the service of alcohol, no sidewalk café and all doors and windows will remain fixed Applicant further agreeing to not install operable facades in the future at the front facade of the storefront premise and further agreed that all doors and windows will be remain closed at all times in the future other than patron egress through the single Spring Street entrance; and,

iv. Whereas, the interior premises will not operate with a full-service kitchen, there will be 1 bar with 9 seats, 12 tables with 44 seats for a total interior occupancy of 53 patrons, one (1) bathroom for patrons, two (2) TVs, music will be quiet-background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), there will be no d.j., no promoted events, no scheduled performances or cover fees, no security, no velvet ropes, no movable barriers on the sidewalk; and,

v. Whereas, multiple residents with young children living directly above the storefront premises that will be directly impacted by the proposed license, appeared in opposition to the application, there being concerns voiced regarding noise impacts from the interior operations and patrons exiting the premises and smoking outside in front of the premises after drinking alcohol, there being issues in the past with the prior Parlor Club having operated with a speakeasy type method of operation, without signage, causing patrons to enter the front residential door and hallway, the residents in opposition concerned about security to their home with the doorway to the Bar being located within a few feet of the their front entrance, there also being concerns voices about soundproofing and the on-going impacts of noise from the already existing restaurant and wine bar located in the Hudson Street storefront; and

vi. Whereas, in light of the concerns expressed by those immediately impacted neighbors and CB2 Man. the Applicant in good faith agreed to hours of operation which will be Sunday through Thursday from 8 AM to 12 AM, Fridays and Saturdays from 8 AM to 2 AM, all facades will be fixed, there will be no operable doors or windows, all existing doors will be closed at all times except for patron egress through a single main entrance on the Spring Street, the Applicant further stating he will install soundproofing through the ceiling of the entire interior premises, providing plans for installation of a Kinetics Noise Control product with deck suspended ceiling spring hangers, and further agreed to work with his neighbors living directly above the premises to be licensed to prevent future noise impacts from the bar; and,

vii. Whereas, the applicant executed a stipulations agreement with CB2, Man. that they agreed would be attached and incorporated into their method of operation on their Restaurant On Premise license and the stipulations are as follows:

1. The premises will be advertised and operated as a Bar.
2. The hours of operation will be Sunday through Thursday from 8 AM to 12 AM, Fridays and Saturdays from 8 AM to 2 AM.
3. The premises will have two TVs only and will not operate as a sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will not operate a backyard garden, or any outdoor area for commercial purposes, including a licensed sidewalk cafe.
5. The premises will play quiet background music only.
6. Will not install French doors, operable windows, or open façades.
7. All windows and doors will be closed at all times.
8. Will install floating ceiling with quiet rock with deck-suspended ceiling hangers for sound attenuation, utilize sound limiters and will work with the residential tenants living directly above premises to attenuate/contain sound impacts.
9. Will not make changes to the existing façade except to change signage or awning.
10. The premises will not have DJ's, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
11. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.

12. There will be no “bottle service” on the sale of bottles of alcohol except for the sale of bottles of wine products.
13. The premises will not permit dancing.
14. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.

viii. Whereas, this application being subject to the 500 foot rule requiring the Applicant to establish a public interest, there being approximately 20 On Premise Liquor Licenses within 750 ft of the premises, with 3 additional pending licenses in the same area, there already being 4 existing bars (Ear Inn, Lazy Point, Kana Tapas Bar, Paul’s Casablanca) with late night hours located on Spring Street in Hudson Square, as well Local and Vine located in the same building at the connected Hudson Street storefront, and an unknown number of beer and wine licenses, the stipulations agreed upon with Community Board 2 in good faith being the pretext for satisfying that statutory obligation;

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the On Premise license application to **Red Cat Bar, LLC d/b/a TBD, 286 Spring St. aka 290 Hudson St. 10013** unless the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “Method of Operation” on the On Premise License.

Vote: Failed, with 0 Board members in favor, and 39 in opposition. Please see the substitute resolution below.

28B. Red Cat Bar, LLC d/b/a TBD, 286 Spring St. aka 290 Hudson St. 10013 (OP – Bar/Tavern)

i. Whereas, the Applicant and his Attorney appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a new On Premise license to operate a “bar with jukebox serving flatbreads” in the ground floor of mixed use, seven-story building on Spring Street at the corner of Hudson Street in Hudson Square; and,

ii. Whereas, the storefront premise is approximately 1548 sq. ft. (1148 sq. ft. ground floor and 400 sq. ft. basement, the basement not being for patron use) and was previously operated as the Parlor Social Club but closed in early 2018, the Applicant having been the Developer of the entire “L” shaped building, having transformed the upper floors into condominiums while retaining the two commercial storefronts with multiple addresses/entrances on Spring and Hudson Streets, the Hudson Street storefront being operated as a restaurant and wine bar with an on premise license as of 2018 with operable facades and sidewalk café, there being one certificate of occupancy for the combined storefronts but not for the individual storefronts as presented, the proposed license being presented for the Spring Street storefront where there are fix facades and no operable doors/windows facing Spring Street, the Applicant agreeing that he will obtain the proper and correct certificates of occupancy for each individual storefront operating separately and with different liquor licenses prior to opening; and,

iii. Whereas, there will be no exterior areas for commercial use or the service of alcohol, no sidewalk café and all doors and windows will remain fixed Applicant further agreeing to not install operable facades in the future at the front facade of the storefront premise and further agreed that all doors and windows will be remain closed at all times in the future other than patron egress through the single Spring Street entrance; and,

iv. Whereas, the interior premises will not operate with a full-service kitchen, there will be 1 bar with 9 seats, 12 tables with 44 seats for a total interior occupancy of 53 patrons, one (1) bathroom for patrons,

two (2) TVs, music will be quiet-background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), there will be no d.j., no promoted events, no scheduled performances or cover fees, no security, no velvet ropes, no movable barriers on the sidewalk; and,

v. Whereas, multiple residents with young children living directly above the storefront premises that will be directly impacted by the proposed license, appeared in opposition to the application, there being concerns voiced regarding noise impacts from the interior operations and patrons exiting the premises and smoking outside in front of the premises after drinking alcohol, there being issues in the past with the prior Parlor Club having operated with a speakeasy type method of operation, without signage, causing patrons to enter the front residential door and hallway, the residents in opposition concerned about security to their home with the doorway to the Bar being located within a few feet of the their front entrance, there also being concerns voices about soundproofing and the on-going impacts of noise from the already existing restaurant and wine bar located in the Hudson Street storefront; and

vi. Whereas, in light of the concerns expressed by those immediately impacted neighbors and CB2 Man. the Applicant agreed to reduce the hours of operation—hours originally requested until 4AM—to be Sunday through Thursday from 8 AM to 12 AM, Fridays and Saturdays from 8 AM to 2 AM, all facades will remain fixed, there will be no operable doors or windows, all existing doors will be closed at all times except for patron egress through a single main entrance on the Spring Street, the Applicant further stating he will install sound-proofing through the ceiling of the entire interior premises, providing plans for installation of a Kinetics Noise Control product with deck suspended ceiling spring hangers, agreed to work with his neighbors living directly above the premises to be licensed to prevent future noise impacts from the bar but not agreeing that the interior music from the bar would not be heard/audible within the residences located above the bar, calling into question whether the public interest standard would be met for this license application, the need for adding another bar in this area being a questionable proposition in the first place; and,

vii. Whereas, the applicant executed a stipulations agreement with CB2 Man. that they agreed would be attached and incorporated into their method of operation on their Restaurant On Premise license and the stipulations are as follows:

1. The premises will be advertised and operated as a Bar.
2. The hours of operation will be Sunday through Thursday from 8 AM to 12 AM, Fridays and Saturdays from 8 AM to 2 AM.
3. The premises will have two TVs only and will not operate as a sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will not operate a backyard garden, or any outdoor area for commercial purposes, including a licensed sidewalk cafe.
5. The premises will play background music.
6. Will not install French doors, operable windows, or open façades.
7. All windows and doors will be closed at all times.
8. Will install floating ceiling with quiet rock with deck-suspended ceiling hangers for sound attenuation, utilize sound limiters and will work with the residential tenants living directly above premises to attenuate/contain sound impacts.
9. Will not make changes to the existing façade except to change signage or awning.
10. The premises will not have DJ's, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
11. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.

12. There will be no “bottle service” on the sale of bottles of alcohol except for the sale of bottles of wine products.
13. The premises will not permit dancing.
14. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.

viii. Whereas, this application being subject to the 500 foot rule requiring the Applicant to establish a public interest, there being approximately 20 On Premise Liquor Licenses within 750 ft of the premises, with 3 additional pending licenses in the same area, there already being 4 existing bars (Ear Inn, Lazy Point, Kana Tapas Bar, Paul’s Casablanca) with late night hours located on Spring Street in Hudson Square near the proposed location, and an unknown number of beer and wine licenses in the area, as well the above-reference OP for Local and Vine located within the same building at the connected Hudson Street storefront, this particular application for a bar not being unique by any measure, there being other uses for the occupancy of the storefront premises other than a bar, CB2 Manhattan feeling strongly that the residences living above the proposed licensed premise should not be subject to interior music and noise into their residences, there being a number of reasonable alternatives to prevent all sound intrusions, like turning off the music or turning down the music to prevent such intrusions during operations, the residents having lived in the building for many years and prior to this application, the failure to agree to the stipulations to prevent the anticipated noise intrusions after 10 PM every night being the pretext for not satisfying the Applicant’s statutory obligation; and,

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial for **Red Cat Bar, LLC d/b/a TBD, 286 Spring St. aka 290 Hudson St. 10013** on its application seeking a new OP license; and

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

THEREFORE BE IT FURTHER RESOLVED that if this application is considered by the SLA, despite CB2, Manhattan’s recommendation to deny this application, CB2, Man. requests that the SLA conduct a 500 foot hearing because the premises has never been licensed for the service of alcohol at any point in the past.

Vote: Unanimous, with 39 Board members in favor.

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

29. Aunt Connie, LLC d/b/a t/b/a, 50 Commerce Street 10014 (New OP - withdrawn)

Whereas, prior to this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on May 9th, 2019 the Applicant requested to withdraw this application for a new on premise liquor license from further consideration with the NYSLA and failed to appear;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA deny any type of proposed liquor license, corporate change, alteration, transfer or other application for **Aunt Connie, LLC d/b/a t/b/a, 50 Commerce Street 10014** until the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 39 Board members in favor.

30. Riomar Corp., d/b/a Kana, 324 Spring St. 10013 (New OP – withdrawn)

Whereas, prior to this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on May 9th, 2019 the Applicant requested **to withdraw** this application for a new on premise liquor license from further consideration with the NYSLA and failed to appear;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed liquor license, corporate change, alteration, transfer or other application for **Riomar Corp., d/b/a Kana, 324 Spring St. 10013 (OP – Restaurant) until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 39 Board members in favor.

31. French Roast, Inc. d/b/a La Contenta Oeste, 78 W. 11th St. 10011 (OP – Restaurant adding service to sidewalk café) (withdrawn)

Whereas, prior to this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on May 9th, 2019 the Applicant requested **to withdraw** this application for an alteration of an existing on premise liquor license from further consideration with the NYSLA and failed to appear;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed liquor license, corporate change, alteration, transfer or other application for **Riomar Corp., d/b/a Kana, 324 Spring St. 10013 (OP – Restaurant) until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 39 Board members in favor.

32. Entity to be formed by William Bishop, d/b/a N/A, 333 Sixth Ave. 10014 (RW – Restaurant) (withdrawn)

Whereas, prior to this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on May 9th, 2019 the Applicant requested **to withdraw** this application for a new restaurant wine license from further consideration with the NYSLA and failed to appear;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed liquor license, corporate change, alteration, transfer or other application for **Entity to be formed by William Bishop, d/b/a N/A, 333 Sixth Ave. 10014 until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 39 Board members in favor.

33. Siren Retail Corporation, d/b/a Starbucks Reserve, 10 Waverly Place 10003 (OP – withdrawn)

Whereas, prior to this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on May 9th, 2019 the Applicant requested **to withdraw** this application for a new on premise liquor license from further consideration with the NYSLA and failed to appear;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed liquor license, corporate change, alteration, transfer or other application for **Siren Retail Corporation, d/b/a Starbucks Reserve, 10 Waverly Place 10003 until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 39 Board members in favor.

34. 324 Spring Hospitality, LLC d/b/a Empire Lodge, 324 Spring St. 10013 (OP – laid over)

Whereas, prior to this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on May 9, 2019 the Applicant requested **to layover** this application to June/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **324 Spring Hospitality, LLC d/b/a Empire Lodge, 324 Spring 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 SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 39 Board members in favor.

35. 340 Bleecker, LLC d/b/a TBD, 340 Bleecker St. 10014 (New OP – laid over)

Whereas, after this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on May 9, 2019 the Applicant requested **to layover** this application to June/2019 and requested to adjourn and submit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **340 Bleecker, LLC d/b/a TBD, 340 Bleecker 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 SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 39 Board members in favor.

36. Corp. to be formed by Tsion Bensusan, d/b/a TBA, 396 Ave. of the Americas 10011 (New OP - Live Music Venue, patron dancing, 4AM closing with rooftop) (withdrawn-will resubmit for June)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 9th, 2019 the Applicant requested **to withdraw** this application for a new on premise liquor license from further consideration with the NYSLA and failed to appear;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed liquor license, corporate change, alteration, transfer or other application for **Corp. to be formed by Tsion Bensusan, d/b/a TBA, 396 Ave. of the Americas 10011** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 39 Board members in favor.

TRAFFIC AND TRANSPORTATION

1. Resolution in response to presentation by NYC Dept. of Transportation (DOT) and MTA-NYC Transit (MTA-NYCT) on 14th St. transit and truck priority street pilot project and on M14 SBS service, including the M14A Abingdon Sq. loop.

Whereas the NYC Dept. of Transportation (DOT) and MTA NYC Transit (NYCT) presented updates for a planned 14th St. 18-month transit (bus) and truck priority street pilot project (TTP) and for M14 SBS service, expected to begin in June, that include the following actions:

- Only buses, trucks and emergency vehicles can make through trips btw. 3rd and 9th Aves. on 14th St.
- All vehicles will be permitted to load/unload, pickup/drop-off and access garages in specially designated areas on 14th St. blocks (on both sides of the street). To do this, general traffic (e.g. taxis, private cars, etc.) will share lanes with buses and trucks for short distances, but will be required to make the next right turn, limiting their presence on the street. Left turn restrictions will be instituted to make pedestrian crossings safer.
- Bus lane cameras will issue violations vs. vehicles that don't turn (right), following a 60-day warning period.
- New curb regulations (not finalized yet) will prioritize short-term loading and passenger pickup activity.
- Neckdowns (sidewalk corner curb extensions) will be installed at several intersections, shortening crossing distances for pedestrian safety.
- M14A and M14D buses will be converted to Select Bus Service (SBS) with stops at avenues on 14th St. up to Ave. C.
- Removal of the M14A loop through Abingdon Sq. is proposed (which would be a severe loss for the constituency that uses it).
- The 5th Ave. and University Pl. eastbound stops are relocated to one new stop at the sw corner of 14th St. and University Pl.; and

Whereas DOT is developing a plan to monitor outcomes of the pilot project, including bus performance (travel times, ridership), traffic volumes, curb activity, enforcement and safety, and has invited input on what, where and how often to monitor; and

Whereas the parameters of the L Train project have been modified; there are currently two lanes in each direction and no left turns off 14th Street in either direction; and,

Whereas side streets were not built with infrastructure to support heavy traffic flow; and,

Whereas CB2, Man. has received 171 letters and 76 petition signatories in opposition to removing the M14A loop through Abingdon Sq. and heard numerous protests against this at the Board's Traffic and Transportation Committee 5/2/19 public hearing from constant users of the loop, a great many of them seniors who have difficulty walking, those who use canes, walkers and wheelchairs and those who suffer other disabilities, and who depend on the M14A to transport them to medical appointments, affordable grocery shopping, the Greenmarket, and countless services along 14th St. The M14A loop provides the direct access to 14th St. and cross-town these people need and are unable to access otherwise because of their financial and physical limitations, and its loss would sever their major lifeline and end their independence; and

Whereas numerous others in the Far West Village, for example, parents with baby carriages and strollers, small children, people carrying heavy packages and pulling shopping carts, and children going to school also rely on the M14A Abingdon Sq. loop to provide convenient and accessible transport; and

Whereas seniors and the disabled are among the largest, and possibly *the* largest group of users of public buses; and

Whereas the DOT and NYCT have suggested that the M11, M12, and M20 might serve as alternatives to the M14A loop, but these routes don't go cross-town on 14th St. which is needed by the loop constituency which represents a sizable physically challenged population (beyond the 168 letters + hearing attendees). Transferring to a cross-town bus at 14th St. would be difficult, if not impossible, for the many physically limited users who can't walk the 8 blocks to 14th St. (or even less blocks) and would be hard-pressed moving from one bus to another. In addition, people noted that the M11, M12 and M20 come much less frequently than the 14A; and

Whereas removing the University Pl. eastbound bus stop on 14th St. eliminates direct access to Union Sq. and its important interchange with four subway stops as well as to Mt. Sinai Medical Center, the Greenmarket, and a major grocery; and

Whereas the purpose of public transportation is to serve the public, i.e. *all* the public (not only commuters) and respond to the public's transport needs, including comfort, convenience, accessibility, reliability and safety, aside from speed which needs to be balanced to equitably serve these other needs; and

Whereas representatives of the Emergency Medical Services (EMS) and the NYC Fire Dept. (FDNY) addressed accessibility issues concerning the TTP, indicating their confidence that there would be adequate clearance and/or alternative routes choices for emergency vehicles, however no one from the NYC Police Dept. (NYPD) was present to address enforcement issues;

Therefore be it resolved that CB2, Man. asks that monitoring activities concerning the TTP be conducted two days a week, several times a day, on 8th, 9th, 10th, 11th, 12th, 13th and 14th Sts. (in

addition to surrounding streets above 14th St. that are not in CB2 and are assumed will be chosen for monitoring by the other affected community boards); and

Be it further resolved that CB2, Man. requests that monitoring results be reported to CB2 two months from implementation of the TTP (at which time, based on the results, CB2 favors working out a plan with DOT and NYCT for the locations, frequency and types of monitoring activities going forth); and

Be it further resolved that CB2, Man. recommends that DOT and NYCT monitor the following, first for a time before implementation of the TTP in order to compare conditions before and after:

- Speed of buses, trucks and other traffic.
- Frequency and length of congestion, i.e. how often and for how long do vehicles stop, back up, honk their horns, and when.
- Volume of trucks on 14th St. and side streets.
- Volume of vehicular traffic (besides trucks) on 14th St. and side streets.
- Numbers of pedestrians on sidewalks; crowding, and availability of sidewalk space.
- Air quality; and

Be it further resolved that CB2, Man. urges that monitoring should also include provision for tracking direct, continuous feedback from the community (which will be observing and experiencing these changes firsthand), e.g., through a special website or surveys or both or another process set up for such input; and

Be it further resolved that CB2, Man. adamantly opposes removal of the M14A bus loop through Abingdon Sq. which must be retained to continue serving the needs of its constituency; and

Be it further resolved that CB2, Man. strongly supports restoring the Fifth Ave. eastbound bus stop on 14th St.; and

Be it further resolved that CB2, Man. encourages installation of bus shelters, with seating, at all bus stops along 14th St.; and

Be it finally resolved that CB2, Man. urges that NYPD take an intensive part in this project and carry out the enforcement activities necessary to minimize impacts, maintain traffic flow and ensure the safety of all those who use the street.

Vote: Unanimous, with 39 Board Members in favor.

2. Resolution in response to presentation by NYC Dept. of Transportation (DOT) on 12th and 13th St. bike lanes

Whereas the NYC Dept. of Transportation (DOT) presented an update on design and operations of the cross-town protected bike lanes on 12th and 13th Sts., including adjustments incorporated based on community feedback and on-site analysis; and

Whereas preliminary counts show a significant increase in bicyclists using the lanes at all peak times of day and on both weekdays and weekends (in some cases double the amount of users) compared to previous counts in Summer even though the current counts were collected in Winter/Spring, with colder temperatures, indicating a growing use of the two bike lanes, with demand expected to increase with warm weather and as the final touches are completed; and

Whereas turn bays installed at intersections have helped ease congestion and smooth out traffic flow, while at the same time, left-turn traffic calming treatments have slowed turning vehicles and made crossings safer; and

Whereas the slightly wider bike lanes have helped maintain emergency access with sufficient bike lane clearance (users remarked that they felt safer in these lanes). The steadier movement of traffic along the corridor is allowing for more emergency access; and

Whereas drop-off zones for vehicles to pull into are allowing for pickup/dropoff adjacent to the bike lanes, and new 3-hour commercial parking meters are accommodating commercial vehicles; and

Whereas adjustments in response to feedback include substituting "No Standing 8 am - 7 pm" for "No Standing Anytime" to allow for overnight parking, new signal timing and left turn geometry at Greenwich Ave. and 13th St., and a new drop-off zone design for Lenox Health Center. Adjustments are ongoing; and

Whereas in conjunction with DOT's and NYC Transit's 18-month transit and truck priority street pilot project (TTP), monitoring of project impacts, including on adjacent streets, such as 12th and 13th Sts. will be conducted. DOT also will be monitoring usage of the 12th and 13th Sts. bike lanes with plans to do counts one year from the recent counts and every three years thereafter, and is also open to doing this more frequently;

Therefore be it resolved that CB2, Man. has no objection to retaining the 12th and 13th St. bike lanes; and

Be it further resolved that CB2, Man. asks that DOT assess the bike lanes' operations in interaction with conditions monitored on 12th and 13th Sts. for the TTP and make adjustments as necessary; and

Be it finally resolved that CB2, Man. looks forward to working with DOT in monitoring bike lane usage and fine-tuning improvements.

Vote: Passed, with 37 Board Members in favor, 1 in opposition (C. Spence) and 1 abstention (R. Sanz).

3. Resolution in response to presentation by NYC Dept. of Transportation (DOT) on University Pl. shared street

Whereas, the NYC Dept. of Transportation (DOT) presented a plan to convert University Pl. btw. 13th and 14th Sts. into a shared street; and

Whereas shared streets are set up to be used equitably and harmoniously by pedestrians, bicyclists and motor vehicles, with priority for pedestrians, through design, regulations, and signage that slow traffic and create a calm and safe environment; and

Whereas the proposed shared street on University Pl. entails:

- An advisory 5 mph speed limit.
- Changes in the street surface treatment, such as in texture and with different colors (such as light and dark buff) to delineate pedestrian and vehicular space.

- A neckdown at the intersection of University Pl. and 13th St. on the southeast side to shorten the crossing there.
- A narrowed roadway. The space edged by flexible delineators and granite blocks.
- Three signs at the entry point: 1. 5 M.P.H; 2. "Share the Road"; 3. Illustration of pedestrian and bicyclist; and

Whereas University Pl. btw. 13th and 14th Sts. was previously reversed for that one block to head south, which will allow traffic to exit 14th St as part of the Transit and Truck Priority Street plan. University Pl. remains one-way northbound from W. 4th St. to 13th St. Vehicular traffic has already been reduced as a result of the street reversal, and small vehicular volumes are expected going forth; and

Whereas DOT has consulted with the Village Alliance BID, which oversees care for University Pl.; and

Whereas the actual speed limit on University Pl. btw. 13th and 14th Sts. is 25 mph, and 5 mph is simply an advisory limit that is not enforceable, although desirable; and

Whereas University Pl. is a quiet street, oriented to the community and community life, and a shared street can enhance its quiet neighborhood aspect, not only on the one block btw. 13th and 14th St. but for the entire street down to W. 4th St.;

Therefore be it resolved that CB2, Man. supports a shared street on University Pl. btw. 13th and 14th Sts., but favors even more the installation of a shared street on University Pl. all the way from 14th St. to W. 4th St.; and

Be it further resolved that CB, 2 Man.'s very first choice would be a greenway on University Pl. from 14th St. to W. 4th St. where it would connect with Washington Sq. Park, and encourages DOT to study the potential for installing such a greenway and report back to CB2, Man. on possible measures to achieve this; and

Be it finally resolved that CB2, Man. strongly urges DOT to arrange a true 5 mph speed limit that can be enforced on the University Pl. shared street.

Vote: Passed, with 38 Board Members in favor, and 1 in opposition (K. Bordonaro).

4. Resolution in response to presentation by NYC Dept. of Transportation (DOT) on improvements planned for Varick St.: Clarkson St./Carmine St. to King St.

Whereas the NYC Dept. of Transportation (DOT) presented proposed improvements for Varick St. from Clarkson St./Carmine St. to King St. to address the following issues that currently exist:

- Motorists ignore and drive over the painted neckdown installed in 2016 on the sw corner of Houston and Varick Sts. to provide protection in the crosswalk from the heavy volume of left-turning westbound vehicles.
- The right-turn-only sign installed in 2016 at the southbound right lane on Varick approaching Houston is ignored by drivers.
- Congestion from the Holland Tunnel spills all the way back (although there's rarely congestion at Houston St.).
- The current configuration on Varick St. allows drivers to use only two lanes (although there are three) continuing directly to the Holland Tunnel; and

Whereas the following improvements have been proposed:

- Remove the painted neckdown on the sw corner of Houston and Varick Sts. and relocate it to the se corner, while eliminating the right-turn-only, thereby retaining the shortened crossing distance for pedestrians while allowing drivers to proceed additionally on a third directly continuous lane to the Tunnel.
- Install a painted neckdown on the northeast corner of Houston and Varick to shorten the crossing for pedestrians.
- Install a concrete splitter island on the eastbound approach to Varick from Clarkson St. and a painted neckdown at the southeast corner of Carmine St., organizing oncoming traffic from the west on Clarkson and providing a safer shorter crossing for pedestrians.
- Extend the parking-protected bike lane, which now ends at Carmine St., to Houston St., not only adding additional bike lane access but also, in combination with the added painted neckdown at the se corner of Carmine and Varick, eliminating exposure to eastbound right turning vehicles.; and

Whereas an increasing number of bicyclists are heading to the Hudson River Greenway and looking for safe passage to do so, and if parking is removed on one side of Houston St., a protected bike lane can be installed there going west from Varick to the river; and

Whereas there have been numerous requests for several years to extend the protected bike lane on Varick St. to Canal St., and the bike lane, located on the east side of Varick, doesn't interfere with Holland Tunnel traffic which heads south on the west side of the street that now will have a third continuous lane on the west for moving traffic to the Holland Tunnel;

Therefore be it resolved that CB2, Man. fully supports the proposed improvements for Varick St. from Clarkson St./Carmine St. to King St.; and

Be it further resolved that CB2, Man. requests that a protected bike lane be installed on Houston St. from Varick St. all the way to the Hudson River by removing parking on the north side of Houston on that stretch; and

Be it further resolved that CB2, Man. asks that the bike lane on Varick St. be extended beyond Houston St. to Canal St.

Vote: Unanimous, 39 with Board Members in favor.

Respectfully submitted,

Keen Berger
Secretary
Community Board #2, Manhattan