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Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Amy Brenna, *Assistant Secretary*

COMMUNITY BOARD NO. 2, MANHATTAN

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

FULL BOARD MINUTES

DATE: March 19, 2020
TIME: 6:30 P.M.
PLACE: Video Conference

BOARD MEMBERS PRESENT: Susanna Aaron, Carter Booth (Chair), Katy Bordonaro, Anita Brandt, Erik Coler, Valerie De La Rosa, Robert Ely, Mar Fitzgerald, Joseph Gallagher, Susan Gammie, David Gruber, Wayne Kawadler, Susan Kent, Jeanine Kiely, Patricia Laraia, Michael Levine, Janet Liff, Matthew Metzger, Daniel Miller, Brian Pape, Donna Raftery, Robin Rothstein, Sandy Russo, Rocio Sanz, Shirley Secunda, Kristin Shea, Frederica Sigel, Georgia Silvera Seamans, Shirley Smith, Chenault Spence, Susan Wittenberg, Antony Wong, Adam Zeldin

BOARD MEMBERS ABSENT WITH NOTIFICATION: Tom Connor, Bo Riccobono

BOARD MEMBERS ABSENT: Maud Maron

BOARD MEMBERS PRESENT/ARRIVED LATE: Richard Caccappolo, Ritu Chattree, Coral Dawson, Cormac Flynn, Cathy Sullivan

BOARD MEMBERS PRESENT/LEFT EARLY: Keen Berger, Amy Brenna, Richard Caccappolo, Ritu Chattree, Doris Diether, Edward Ma, Lois Rakoff, Scott Sartiano

BOARD STAFF PRESENT: Bob Gormley, District Manager; Josh Thompson, Assistant District Manager

GUESTS: Senator Brad Hoylman, Assembly Member Deborah Glick

MEETING SUMMARY

Meeting Date – March 19, 2020
Board Members Present – 43
Board Members Absent with Notification – 2
Board Members Absent - 1
Board Members Present/Arrived Late - 5
Board Members Present/Left Early – 8

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II. PUBLIC SESSION

ADOPTION OF AGENDA

III. ELECTED OFFICIALS PRESENT AND REPORTING

Senator Brad Hoylman;

Assembly Member Deborah Glick;

IV. ADOPTION OF MINUTES

Adoption of February minutes

V. BUSINESS SESSION

1. **Chair's Report** Carter Booth reported.

2. **District Manager's Report** Bob Gormley reported.

STANDING COMMITTEE REPORTS

ARTS & INSTITUTIONS

1. PROPOSED LANGUAGE FOR CB2 RESOLUTION REGARDING QUALIFYING TENANT FOR RESTRICTIVE DECLARATION FOR THE COMMUNITY BENEFIT SPACE AT 46-74 GANSEVOORT (Text will be modified to match finalized Restrictive Declaration currently before City Council):

Whereas, CB2, Man. defines the criteria for a Qualifying Tenant for the Gansevoort Benefit Space as a non-profit performing arts organization (or a partnership of organizations with formal agreement acceptable to CB2) with a track record of stability and solvency; and,

Whereas, priority will be given to performing arts organizations already in CB2, Man. (1) with a history of service in and to CB2, (2) that typically create/produce in spaces with no more than 99 seats;

Whereas, an acceptable alternative to a non-profit performing arts organization would be a non-profit arts organization that would fully program the space for use by a roster of independent theatre groups and/or independent performing artists with priority for independent theatre groups and/or independent performing artists already located within CB2, Man. or with a history of service in and to CB2; and,

Whereas, the Qualifying Tenant will be required to present to CB2, Man., on an annual basis, an annual report that includes a financial report and a report on programming, and,

Whereas, the initial availability of the Gansevoort Benefit Space and any subsequent availability of the space will be appropriately advertised to ensure occupancy consistent with the requirements for a “Qualifying Tenant”; and,

Whereas, notice of these restrictions will be provided to all prospective tenants, and at that time additional detailed information will be provided to qualifying tenants including information regarding the space and lease terms; and,

Whereas, to select the initial Qualifying Tenant and upon notice from 60-74 Declarant or Declarant of an impending vacancy, the Chair of CB2 will appoint and convene an Arts Advisory Panel to select a tenant using the criteria outlined above and any additional supporting information and advise the 60-74 Declarant; the Arts Advisory Panel is recommended to be comprised of the Chair of CB2 (or designee), the Chair of the Arts & Institutions (or equivalent) committee, a member of the Arts & Institutions (or equivalent) committee, a member of the Land Use (or equivalent) committee, and at least ~~two~~ one other individuals; and,

Whereas, if the initial Qualify Tenant is not approved by 60-74 Declarant for a valid reason, the Arts Advisory Panel will immediately reconvene and select another applicant from the existing applicants; and,

THEREFORE BE IT RESOLVED that CB2, Man. strongly supports the proposed language outlining the baseline requirements for a qualifying non-profit performing arts tenant for the benefit space at 60-74 Gansevoort, and

THEREFORE BE IT FURTHER RESOLVED CB2, Man. also strongly supports the strategy that more specific criteria will then be identified by CB2’s appointed Arts Advisory Panel during the application process for these spaces.

Vote: Unanimous, with 43 Board members in favor.

2. PROPOSED LANGUAGE FOR CB2 RESOLUTION REGARDING THE QUALIFYING TENANT FOR OFFSITE COMMUNITY BENEFIT SPACE AT 7-11 WEEHAWKEN STREET, 300 WEST 10TH STREET, AND 171-177 CHRISTOPHER STREET AGREED TO IN CONJUNCTION WITH 46-74 GANSEVOORT ST. RESTRICTIVE DECLARATION (Text will be modified to match finalized Binding Letter currently before City Council):

Whereas, CB2, Man. defines the criteria for a Qualifying Tenant for the Arts Community Benefit Space as a non-profit cultural and/or arts organization with preference and priority for performing arts, that has a track record of stability and solvency (or a partnership of organizations with formal agreement acceptable to CB2 that have a track record of stability and solvency); and,

Whereas, priority will be given to non-profit cultural and/or arts organizations already located in CB2 with a history of service in and to CB2, Man.; An acceptable alternative to a non-profit cultural and/or arts organization would be a non-profit arts organization that would fully program the space for use by performing artists, other artists, cultural and/or arts organizations with priority for performing artists, other artists, cultural and/or arts organizations already located within CB2 or with a history of service in and to CB2; and,

Whereas, the Qualifying Tenant will be required to present to CB2, Man., on an annual basis, an annual report that includes a financial report and a report on programming, and

Whereas, the initial availability of the Arts Community Benefit Space and any subsequent availability of the space will be appropriately advertised to ensure occupancy consistent with the requirements for a “Qualifying Tenant”, and,

Whereas, notice of these restrictions will be provided to all prospective tenants and at that time, additional information will be provided to qualifying tenants including information regarding the space and lease terms; and,

Whereas, to select the initial Qualifying Tenant and upon notice from 60-74 Declarant or Declarant or successor owner off offsite location of an impending vacancy, the Chair of CB2, Man. will appoint and convene an Arts Advisory Panel to select a tenant using the criteria outlined above and any additional supporting information and advise the 60-74 Declarant; the Panel is recommended to be comprised of the Chair of CB2 (or designee), the Chair of the Arts & Institutions (or equivalent) committee, a member of the Arts & Institutions (or equivalent) committee, a member of the Land Use (or equivalent) committee, and at least one other individuals; and,

Whereas, if the initial Qualifying Tenant is not approved by 60-74 Declarant or successor for a valid reason, the Arts Advisory Panel will immediately reconvene and select another applicant from the existing applicants,

THEREFORE BE IT RESOLVED that CB2, Man. strongly supports the proposed language outlining the baseline requirements for a qualifying non-profit cultural and/or arts organization tenant at the site comprised of 7-11 Weehawken Street, 300 West 10th Street, and 171-177 Christopher Street, and

THEREFORE BE IT FURTHER RESOLVED that CB2, Man. also strongly supports the strategy that more specific criteria will then be identified by CB2’s appointed Arts Advisory Panel during the application process for these spaces.

Vote: Unanimous, with 43 Board members in favor.

LANDMARKS AND PUBLIC AESTHETICS

1. 657 Greenwich St. – Application to make an existing 40’ chain link playground fence with an ivy pattern mesh covering permanent and to increase the height of a section of an existing fence from 9’ to 12’ by installing a 3’ extension to the existing fence.

Whereas:

- A. The presentation before the Landmarks Committee concerned only the extension of the fence and only with probing questions by the chair did the applicant reveal that the application to be made before the Commission was also to include legalization (making permanent) the existing fence and the covering; and
- B. The existing 9' high 40' long fence is covered by a mesh material with a bright overall ivy stencil design giving an unrelieved solid wall appearance and assorted metal picture frame style signboards publishing activities of the parish have not been approved by the Commission; and
- C. The fence, the mesh material, and the signboards give the appearance of a temporary installation suitable to a construction site and the signboards resemble those used to display permits and are not in harmony with the church campus and the historic district; and
- D. The applicant represented that the purpose of the mesh covering is to shield the playground from passing pedestrian traffic on Christopher Street and the PATH entrance across the street, however numerous other playgrounds facing busy streets in schools and parks in the immediate area do not have similar fence covering; and
- E. The solid wall on the Hudson Street provides an architectural style and details that could well be used as reference; and
- F. A similar situation of a playground's giving onto a busy thoroughfare exists at PS 41 and the elegant solution there is an historic style wrought iron fence at the lot line with the chain link fence behind it;
- G. Though there is no objection to increasing the height of the existing fence per se for the stated purpose, it is premature to approve a modification of the fence until the question of legalization of the existing fence and covering is resolved; now

Therefore be it resolved that CB2, Man. recommends:

- A. That the application be **denied**; and
- B. The removal of the mesh material and the signboards and that there be an architectural element with historical reference to mitigate the industrial appearance of the fence; and
- C. That an application with a full presentation be reviewed by CB2, Man. Landmarks Committee and Board in order that a recommendation may be made in order that a recommendation can be made to the Commission.

Vote: Unanimous, with 43 Board members in favor.

2. 65 Greene St. – Application is to demolish existing sidewalk and loading dock and construct new sidewalk, and reconfigure entrance stairs.

Whereas:

- A. The building is a twin with the adjoining building at 67 Greene Street and the existing condition of #67 serves as an example for the design; and
- B. The loading dock is to be demolished, the elevator entrance lowered to grade to provide ADA access; and

- C. Steps are to be newly constructed for the three bays with entrance; doors; and
- D. The vault lights will be renewed and replaced according to regulations for the district within the footprint of the loading dock and will be incorporated into the stairs; and
- E. Areas where there are no vault lights or some areas with vault lights that are beyond repair will be covered in diamond plate; and
- F. The infill, patterned after #67, replicates the historic design and unites the two buildings; and
- G. The elevator door and the window above of the same size as the transom are of odd proportion and appear truncated in relationship to the tall entrance doors in the adjoining bay and taller door with a smaller window and central vertical mullions would present a proportion more in keeping with the height of the bay and the entrance doors; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the demolition of the loading dock, the replacement stairs, the lowering of the elevator door position to grade, the vault light repair and replacement and the use of diamond plate in certain areas; and
- B. **Denial** of the design of the elevator door and the window above with a recommendation that the door be made taller, the window shorter and the introduction of central vertical mullions

Vote: Unanimous, with 43 Board members in favor.

3. 15 7th Ave – Application is to legalize the installation of 2 surface mounted signs on W. 12th St. and a flag pole and banner on the corner of 7th Ave and W. 12th St. without LPC permits.

- A. The signs are individual small letters of proper proportion attached to stone sign bands and match similar approved signs on 7th Avenue; and
- B. The corner mounted flagpole is 48” long with a 36” flag on the corner of the building at a 135 degree angle to the facades; and
- C. Advertising flags are rare in the district and the flagpole’s being mounted on the corner of the building in this manner is without precedent and is an unacceptable intrusion on the restored historic building and the flag intrudes on the view along 12th Streets and 7th Avenue; an
- D. There is considerable identification of the business on the 7th Avenue facade as well as the signs on 12th street facade; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the two signs on the 12th Street facade; and
- B. **Denial** of the flagpole and flag as an unacceptable intrusion to the restored historic building.

Vote: Unanimous, with 43 Board members in favor.

4. 446 Broadway - Application is to replace storefront infill, drop entrance to grade and alter cast iron vault lights.

- A. The random non-historic infills and stairs are to be replaced by a uniform historic design in wood and to expose cast iron details; and
- B. The two north bays and the south bay will have doors and the remaining bays have windows with transoms and proposed 18" bulkheads; and
- C. The window bulkheads present an odd step-down from the higher door bulkheads and their aligning with the door bulkheads would present a cleaner line and give better proportion to the window; and
- D. The vault lights within the bays, presently covered with diamond plate and are beyond repair and will be replaced with matching reproductions; and
- E. The stairs will incorporate similar vault lights; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the application with the exception of the height of the window bulkheads; and
- B. That the window bulkheads align with the bulkheads on the entrance doors.

Vote: Unanimous, with 43 Board members in favor.

5. 56 Macdougall St. – Application is to add a 528 square foot residential one-story addition to the rear of the roof, creating a duplex to 6th floor below via a spiral stair, and a small terrace on each side of addition.

(laid over)

6. 240 & 242 W. 10th St. – Application is to install 8 thru-wall AC units at front facade of floors 3 through 6 (2 units per floor) on both buildings, with each AC unit to have a flush architectural grill centered below existing window.

Whereas:

- A. The insertion of air conditioner units into the intact historic facade of the building would unacceptably introduce a modern element into the facade and necessitate removal of considerable historic material; and
- B. It is noted that new, uniform windows have been approved for the building; and
- C. Window units are not ideal however they are non-invasive and non-architectural and do not disturb the historic integrity of the fabric of the building; now

Therefore be it resolved that CB2, Man. recommends **denial** of the application as an unacceptable introduction of a modern element into the historic facade and involves considerable destruction of historic material.

Vote: Unanimous, with 43 Board members in favor.

7. 97 Greenwich Ave. - Application is to stain the brick masonry and mortar on the two primary facades and paint horizontal and vertical aluminum panels at the roof level and northwest corner on the W. 12th St. elevation.

Whereas:

A. The present condition, light colored variegated brick, does not have historic reference and together with the expanse on Greenwich Avenue and on 12th Street is an intrusion on the streetscapes; and

B. The proposal to mitigate the bulk by painting the brick dark grey and the metalwork black only aggravates the bulky appearance of the building; and

C. The numerous examples presented of painted buildings in the district illustrate that there is scant use of black in historic buildings and examples of suitable colors abound; now

Therefore be it resolved that CB2, Man. recommends **denial** of the application with the recommendation that the color has historic precedent in the district and serves to minimize the bulk of the building.

Vote: Unanimous, with 43 Board members in favor.

8. 462 Broadway - Application is to modify the wood door and wood window infill at two storefront bays (1 on Broadway, 1 on Grand St.) to accommodate an ATM in each location.

(withdrawn)

QUALITY OF LIFE

New Applications for Revocable Consent to operate an unenclosed sidewalk café for:

- 1. White Horse Hospitality, LLC, 567 Hudson St. between West 11th and Perry Sts. with 28 tables and 74 chairs (1183-2020-ASWC)**

Whereas, this sidewalk café has been in continuous operation for many years 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 has an SLA OP license which is inclusive of this sidewalk cafe; and

Whereas, the applicant stated that the sidewalk café will close by 11 PM from Sunday -Thursday, and midnight on Fridays and Saturdays; and

Whereas, the applicant will stack and place all the sidewalk café furniture secured against the building façade 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 **White Horse Hospitality, LLC, 567 Hudson St. with 28 tables and 74 chairs (1183-2020-ASWC)** provided that the application conforms with all applicable zoning and sidewalk café laws, rules, and regulations and clearance requirements.

Vote: Passed, with 43 Board members in favor.

2. Super Noriega, LLC, d/b/a Baby Brasa, 173 7th Ave. South between Perry St. and Greenwich Ave. with 6 tables and 12 chairs (1482-2020-ASWC)

Whereas, this establishment, a full-service Brazilian restaurant and bar, is located on the ground floor of a commercial use building; and

Whereas, a sidewalk café was operated without a permit by this applicant for the last two summers; and

Whereas, CB2, Man. voted to recommend denial for a renewal license to operate an enclosed sidewalk café at this location due to the applicant history of flouting sidewalk-café rules and regulations, but the Department of Consumer Affairs recently granted the renewal license for the enclosed cafe; and

Whereas, the Applicant currently is aware that he does not have a license to serve alcohol in the unenclosed sidewalk cafe, and stated he would be applying to alter its liquor license for that purpose in the immediate future; and

Whereas, the applicant stated that they were working diligently to get up to code with all relevant City rules and regulations and cleared up all violations from the last two years, including getting a Landmark permit for the existing mural which is adjacent to the unenclosed sidewalk café; and

Whereas, two neighboring residents appeared in opposition to this sidewalk café citing the applicant's past history and expressing concern that the door accessing the sidewalk café would allow the noise from the interior of the restaurant to be heard on the street and by neighbors; and

Whereas, the applicant stated that they would install a self-closing door to access the sidewalk café to minimize noise from leaving the interior of the restaurant; and

Whereas, the applicant stated that the sidewalk café will close by 10 PM on Sundays, midnight from Monday-Thursday, and 1 AM on Fridays and Saturdays; and

Whereas, the applicant confirmed that all tables and chairs would be stored inside the restaurant overnight and would be stored off-premises during the 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 **Super Noriega, LLC, d/b/a Baby Brasa, 173 7th Ave. South with 6 tables and 12 chairs (1482-2020-ASWC)** provided that the application conforms with all applicable zoning and sidewalk café laws, rules, and regulations and clearance requirements; and

Therefore be it further Resolved, the Department of Consumer Affairs will ensure that the applicant has corrected any and all current and outstanding Landmarks Preservation Commission violations including, but not limited to, the large mural on the western facing wall of the establishment.

Vote: Unanimous, with 43 Board members in favor.

3. 225 West 12th St., LLC, d/b/a The Village Den, 225 West 12th St. at Greenwich Ave. with 6 tables and 12 chairs (1528-2020-ASWC)

Whereas, this establishment, a healthy fast casual restaurant, is located in the ground floor of a mixed-use building and has been under the operation of a new owner for the past 1.5 years; and

Whereas, the applicant took over this establishment from the past owner but is keeping the same name and the previous owner operated a sidewalk café at this location with 8 tables and 16 chairs that was last recommended for approval by CB2 in 2015; and

Whereas, the applicant does not serve any alcohol and the café will be open for breakfast, lunch, and dinner from 8 AM – 10 PM, seven days a week; and

Whereas, the applicant confirmed that all tables and chairs would be stored inside the restaurant overnight and would be stored off-premises during the off-season, and that there would be no amplified sound within the sidewalk café and that all planters would be moved against the building's façade when the café is not in use; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of the application for revocable consent to operate an unenclosed sidewalk café for **225 West 12th St., LLC, d/b/a The Village Den, 225 West 12th St. with 6 tables and 12 chairs (1528-2020-ASWC)** provided that the application conforms with all applicable zoning and sidewalk café laws, rules, and regulations and clearance requirements.

Vote: Unanimous, with 43 Board members in favor.

Street Activities Applications:

4. Thursday-Sunday, March 19-22, 2020 – Dolby Store Commercial Event: Broadway between Broome St. and Grand St. [*curb lane (west side) for Airstream trailer and partial sidewalk closure to place ropes and stanchions*]

Whereas, the applicant did not appear and a member of the public appeared in opposition to this application because of its size and impact on quality of life; now

Therefore Be It Resolved that CB2, Man. recommends **denial** of **Dolby Store Commercial Event: Broadway between Broome St. and Grand St. [*curb lane (west side) for Airstream trailer and partial sidewalk closure to place ropes and stanchions*]** from March 19-22, 2020.

Vote: Unanimous, with 43 Board members in favor.

5. Saturday, March 21, 2020 – So J. Crew Commercial Event: Gansevoort Plaza

Whereas, the applicant did not appear; now

Therefore Be It Resolved that CB2, Man. recommends **denial** of — **So J. Crew Commercial Event: Gansevoort Plaza** on March 21, 2020.

Vote: Unanimous, with 43 Board members in favor.

6. Saturday-Sunday, March 21-22, 2020 – Guess x J. Balvin Commercial Event (Sponsored by Pop Up Mob, LLC): Broadway between West Houston St. and Prince St. [partial sidewalk closure – west side; live entertainment and/or celebrity appearances]

Whereas, the applicant did not appear; now

Therefore Be It Resolved that CB2, Man. recommends **denial** of **Guess x J. Balvin Commercial Event (Sponsored by Pop Up Mob, LLC): Broadway between West Houston St. and Prince St. [partial sidewalk closure – west side; live entertainment and/or celebrity appearances]** from March 21-22, 2020.

Vote: Unanimous, with 43 Board members in favor.

7. Saturday, March 28, 2020 – Astor Place Festival (Sponsor: Women’s Democratic Club): Astor Pl. between Broadway and Lafayette St. [full street closure]

Whereas, other than self-reported activities of phone banking and voter registration, no other activities of visible benefit to the community by this organization were discovered by the committee through an online search since 2012 and the applicant does not have a physical presence within the community; now

Therefore Be It Resolved that CB2, Man. recommends **denial** of **Astor Place Festival (Sponsor: Women’s Democratic Club): Astor Pl. between Broadway and Lafayette St. [full street closure]** on March 28, 2020.

Vote: Unanimous, with 43 Board members in favor.

8. Thursday-Thursday, April 16-23, 2020 – Dior Commercial Event– Line queuing and guest drops: Greene St. between West Houston St. and Spring St. [sidewalk and curb lane closure – west side]

Whereas, the applicant presented a detailed plan on line security and planned to implement a reservation system for sneakers on sale; and

Whereas, the applicant has two permanent storefronts on this block; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of **Dior Commercial Event– Line queuing and guest drops: Greene St. between West Houston St. and Spring St. [sidewalk and curb lane closure – west side]** from April 16-23, 2020.

Vote: Unanimous, with 43 Board members in favor.

9. Sunday-Tuesday, April 19-21, 2020 — Chanel Artists Awards Dinner (Sponsor: Tribeca Film Festival): (1) Crosby St. between Spring St. and Prince St. (2) Crosby St. between Broome St. and Spring St. [sidewalk and curb lane closures – west side] (3) Spring St. between Broadway and Crosby St. [full street closure]

Whereas, the applicant appeared and responded to issues with this event in the past and also stated that the applicant intended to make a donation to the Mulberry Street Library; and

Whereas, since the committee meeting the TriBeCa film festival was indefinitely postponed; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of **Chanel Artists Awards Dinner (Sponsor: Tribeca Film Festival): (1) Crosby St. between Spring St. and Prince St. (2) Crosby St. between Broome St. and Spring St. [sidewalk and curb lane closures – west side] (3) Spring St. between Broadway and Crosby St. [full street closure]** from April 19-21, 2020.

Vote: Unanimous, with 43 Board members in favor.

10. Wednesday, April 22, 2020 — Stewardship Rally for Earth Day (Sponsor: NYC Office of Sustainability): Mulberry St. between East Houston St. and Jersey St. [sidewalk and curb lane closure – both sides]

Whereas, this City sponsored event would include information about Earth Day and sustainability from many different agencies and organizations; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of **Stewardship Rally for Earth Day (Sponsor: NYC Office of Sustainability): Mulberry St. between East Houston St. and Jersey St. [sidewalk and curb lane closure – both sides]** on April 22, 2020.

Vote: Unanimous, with 43 Board members in favor.

11. Tuesday, May 12, 2020 – Heermance Farm Party in NYC (Sponsor: Greenwich Village Chelsea Chamber of Commerce): Weehawken St. between Christopher St. and West 10th St. [sidewalk and curb lane closure – both sides]

Whereas, this event was held last year after being unanimously recommended approval by CB2 and the event was a success, despite rain, and will be held again; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of **Heermance Farm Party in NYC (Sponsor: Greenwich Village Chelsea Chamber of Commerce): Weehawken St. between Christopher St. and West 10th St. [sidewalk and curb lane closure – both sides]** on May 12, 2020.

Vote: Unanimous, with 43 Board members in favor.

12. Monday-Wednesday, May 25-27, 2020 – Friends Couch (Sponsor: HBO Max): Gansevoort Plaza

Whereas, the applicant did not appear; now

Therefore Be It Resolved that CB2, Man. recommends **denial** of **Friends Couch (Sponsor: HBO Max): Gansevoort Plaza** from May 25-27, 2020.

Vote: Unanimous, with 43 Board members in favor.

13. Monday-Sunday, June 8-14, 2020 – Meatpacking District BID Event: Gansevoort Plaza

Whereas, this floral event is intended to be an annual anchor event for the meatpacking district and would include floral vendors from the City and around the world; and

Whereas, the event would include large floral displays and a floral market; and

Whereas, this event would utilize the newly opened Gansevoort Plaza and would include a full street closure for both Gansevoort and West 13th Street between 9th Avenue and Hudson St.; and

Whereas, the committee received a letter of support for this application from the Jane Street Block Association and from 3 neighboring residents; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of **Meatpacking District BID Event: Gansevoort Plaza** from June 8-14, 2020.

Vote: Unanimous, with 43 Board members in favor.

14. Sunday, June 28, 2020 – Pridefest 2020, (Sponsor: Heritage of Pride, Inc.): 1) 4th Avenue between East 10th St. and East 14th St.; 2) East 10th St. between 4th Ave. and Broadway; 3) East 12th St. between 4th Ave. and Broadway; 4) East 13th St. between 4th Ave. and Broadway [*full street closures*], Stagefest at Pridefest 2020, 1) 4th Ave. between East 9th St. and East 10th St. [*sidewalk and street closure*]; 2) 4th Ave. between East 8th St. and East 9th St. [*full street closure*], Kidfest at Pridefest 2020, Astor Plaza (South)

Whereas, this event was held at this location for the first time last year for the 50th Stonewall Celebration; and

Whereas, the applicant stated that this location was the best of any used in years past and hopes it can be a home for these events for many years; and

Whereas, a representative from the Village Alliance said that the applicant was very collaborative and looked forward to working together this year; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of **Pridefest 2020, (Sponsor: Heritage of Pride, Inc.):** 1) 4th Avenue between East 10th St. and East 14th St.; 2) East 10th St. between 4th Ave. and Broadway; 3) East 12th St. between 4th Ave. and Broadway; 4) East 13th St. between 4th Ave. and Broadway [*full street closures*], Stagefest at Pridefest 2020, 1) 4th Ave. between East 9th St. and East 10th St. [*sidewalk and street closure*]; 2) 4th Ave. between East 8th St. and East 9th St. [*full street closure*], Kidfest at Pridefest 2020, Astor Plaza (South) on June 28, 2020.

Vote: Unanimous, with 43 Board members in favor.

15. Sunday, August 9, 2020 – GallopNYC (Fundraising Event): Hudson St. between West 11th St. and Perry St. [*curb lane only – west side*]

Whereas, the applicant hopes to receive a permit for a small area to enclose a small, miniature horse during a fundraising event and has received approval from Whitehorse Tavern, which is hosting the fundraiser; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of **GallopNYC (Fundraising Event): Hudson St. between West 11th St. and Perry St. [*curb lane only – west side*]** on August 9, 2020.

Vote: Unanimous, with 43 Board members in favor.

16. Thursday, September 24, 2020 – Dinner on 8th Food Festival (Sponsor: Village Alliance): West 8th St. between MacDougal St. and 5th Ave. [full street closure]

Whereas, this event was held last year very successfully, except for some rain, and will be held in the same fashion this year; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of **Dinner on 8th Food Festival (Sponsor: Village Alliance): West 8th St. between MacDougal St. and 5th Ave. [full street closure]** on September 24, 2020

Vote: Passed, with 41 Board members in favor and 2 recusals (M. Levine, C. Flynn).

FYI/Street Activity Renewals:

- 17. 5/2/20 - PS 130 Health and Family Day (PS 130 M Parents Association): Hester St. between Baxter St. and Mulberry St. [full street closure]**
- 18. 5/9/20 – Spring Fling 2020 (P.S. 3): Grove St. between Bedford St. and Hudson St. [full street closure]**
- 19. 5/16/20 – Parson School of Design: The Peoples Runway (The New School): East 13th St. between 5th Ave. and University Pl. [full street closure]**
- 20. 5/21/20 – King Street Festival (Village Visiting Neighbors): King St. between Greenwich St. and Hudson St. [full street closure]**
- 21. 6/6/20 – Leslie-Lohman Museum of Art Annual Block Party: Wooster St. between Grand St. and Canal St. [full street closure]**
- 22. 6/6/20 – Jane St. Block Association (Jane St. Block Association): Jane St. between Eighth Ave. and Hudson St. full street closure]**
- 23. 6/21/20 – Joe’s Pub Block Party Make Music New York (Village Alliance): (1) East 8th St. between 4th Avenue and Lafayette St. [pedestrian plaza]; (2) Cooper Square between Astor Pl. and East 6th St. [curb lane only – west side]**
- 24. 7/18/20 – Waverly Place Festival (Greenwich House): Washington Square North between Washington Square West and 5th Ave. [full street closure]**
- 25. 7/25/20 – OCM Street Fair (Oversea Chinese Mission): Hester St. between Mott St. and Elizabeth St. [full street closure]**

Whereas, no member of the community called out these renewal applications for a public hearing and no member of the public appeared to oppose or support these applications.

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

Vote: Unanimous, with 43 Board members in favor.

SCHOOLS AND EDUCATION

- 1. Resolution In Support of State Legislation to Mandate Early Screening, Intervention, Dedicated Schools and Teacher Training Programs for All Children with Dyslexia and Other Phonological Learning Disabilities**

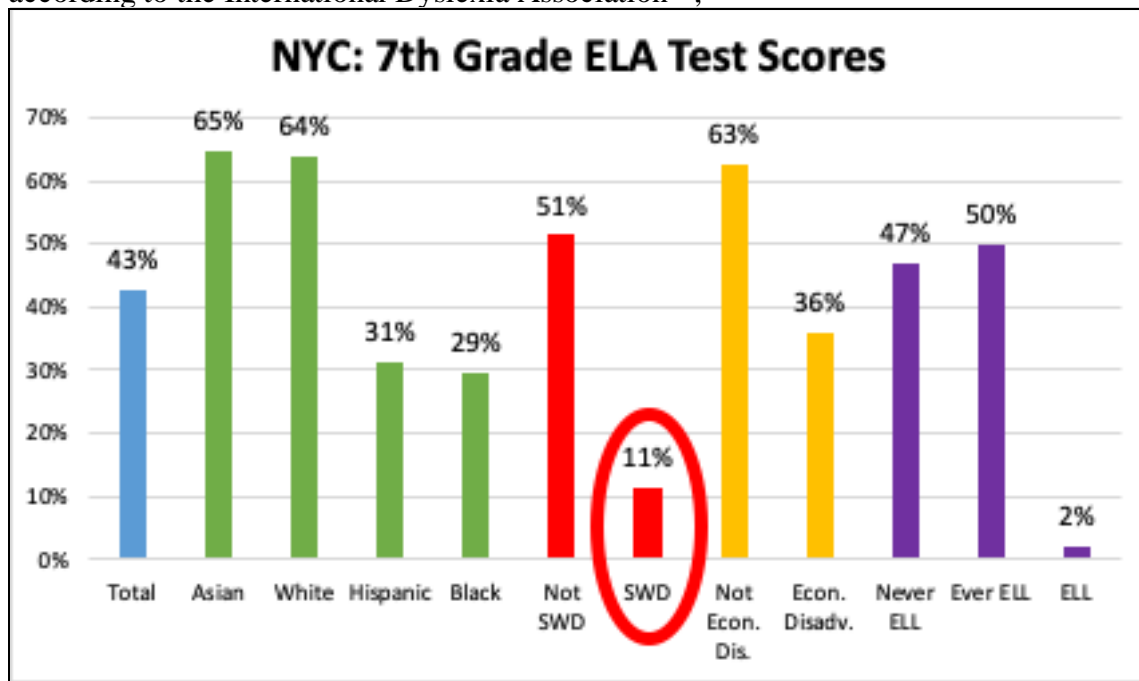
Whereas:

1. *The NYC Department of Education has failed to develop comprehensive early screening, curriculum, teacher training, programs and schools to support and teach children with dyslexia, creating a deeply inequitable system that is out of reach for the vast majority of New York City families;*

2. New York State legislators have proposed a series of bills to address these deficiencies:

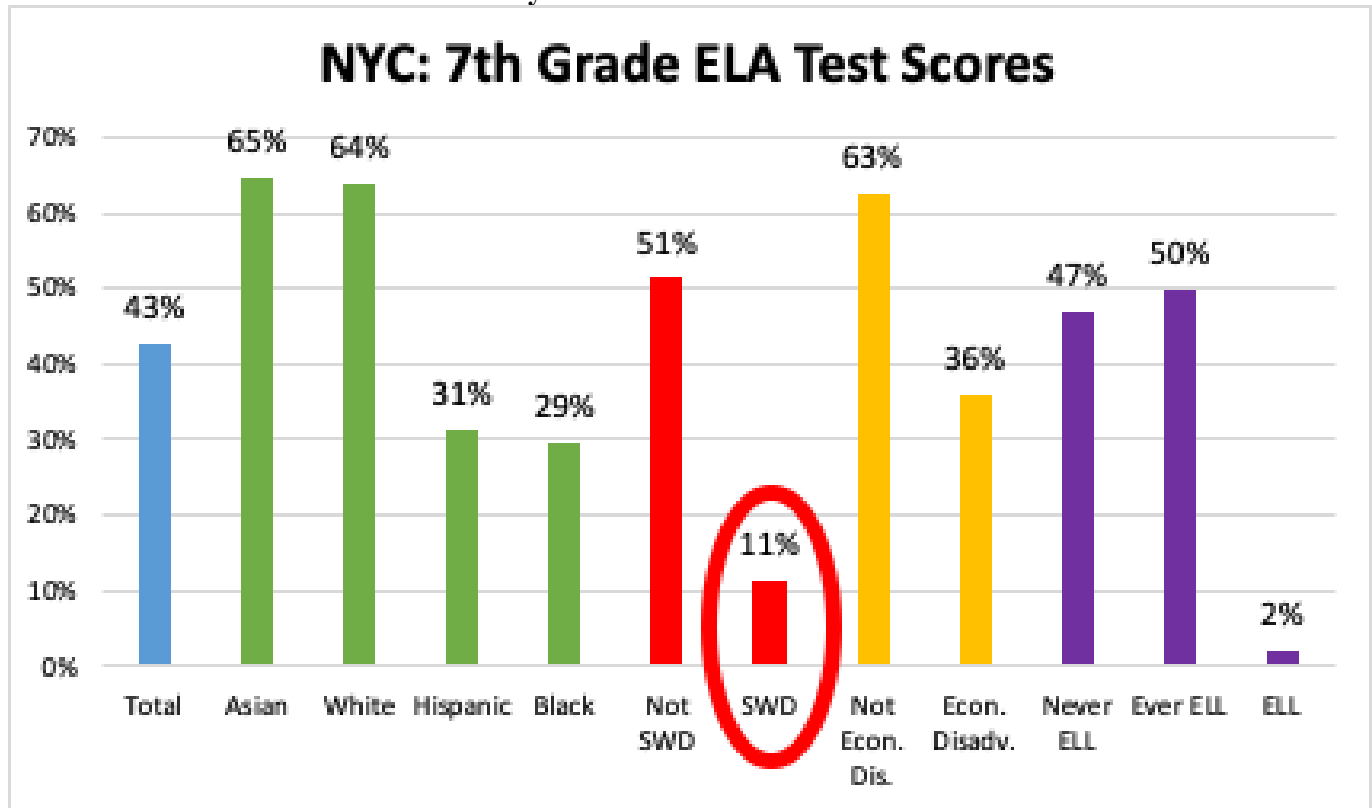
- a. **Mandatory Early Screening:** [S4341/A5259](#) requires school districts to conduct mandatory early screening for dyslexia for all children;
- b. **Dyslexia Interventions & Task Force:** [S5608/A7210](#) establishes interventions for children with dyslexia and [S7093/A8786](#) establishes a dyslexia task force;
- c. **Dedicated Schools:** [A6911](#) establishes schools dedicated to teaching dyslexic students in school districts that serve more than one million children;
- d. **Testing:** [S5697/A5038-A](#) provides that any standardized test or examination shall not be subject to any time limitation when administered by the city district; and,
- e. **Higher Education:** [S4342/A6450](#) requires higher education programs for teachers incorporate evidence-based, structured literacy methods for teaching reading;

3. “**Dyslexia is a specific learning disability that is neurobiological in origin. It is characterized by difficulties with accurate and/or fluent word recognition and by poor spelling and decoding abilities. These difficulties typically result from a deficit in the phonological component of language that is often unexpected in relation to other cognitive abilities and the provision of effective classroom instruction,**” according to the International Dyslexia Association⁽¹⁾;



4. **Dyslexia is common** and affects 10-20% of the population, regardless of primary language or background; occurs on a continuum, can run in families; but it can be remediated with scientifically proven structured literacy approaches, like Orton-Gillingham⁽¹⁾;

5. New York is a “Wait-to-Fail” system:



- a. The achievement gap between typical and dyslexic readers impacts students as early as first grade and persists and often worsens over time⁽²⁾ making addressing the needs of dyslexic students a critical education and equity issue;
- b. In NYC, by 7th grade, students with disabilities are the lowest performing subgroup in ELA (other than current English Language Learners), with only 11% achieving proficiency on State exams⁽³⁾; and,
- c. Left untreated, dyslexia increases risk for anxiety, depression, low self-esteem, peer rejection,⁽⁴⁾ absenteeism,⁽⁵⁾ dropping out,⁽⁶⁾ and involvement in criminal justice system⁽⁷⁾;

6. Currently, the **DOE lacks screening, curriculum, teacher training, and public school programs** to address the needs of students with dyslexia and other language-based learning disabilities, including:

- a. **No universal screening** in grades K-2 to identify struggling readers sooner so that they receive interventions needed to learn to read, even though 30 states have passed legislation that mandates some level of screening for students at risk of dyslexia⁽⁸⁾;
- b. **Limited curricula** based on scientifically proven structured literacy approaches, like Orton-Gillingham (OG) that is multisensory, structured, sequential, cumulative, cognitive and flexible;⁽⁹⁾ in contrast, the current education system teaches reading with a “whole language”, “balanced literacy” or “leveled literacy” approach that is ineffective for teaching reading to the roughly 10-20% of students who have dyslexia or language-based learning disabilities ⁽¹⁰⁾;
- c. **Lack of teacher training** to recognize the early signs for dyslexia, screen students and effectively teach OG-based curricula; and,
- d. **No DOE public school programs** even though private and charter schools that serve dyslexic students continue to expand and provide models for the DOE, such as The Windward School that opened a Manhattan campus in Fall 2015 for 100 students in grades 3-6 and now serves 350 students in grades 1-8⁽¹¹⁾ and Bridge Preparatory Charter School that opened in Staten Island in Fall 2019 and serves 90 students in grades 1-2 with plans to expand through grade 5.⁽¹²⁾

Therefore, be it resolved that CB2, Man.

1. Supports the passage of New York State Senate bills [S4341](#), [S7093](#), [S5608](#), [S5697](#) and [S4342](#) and New York State Assembly bill [A5259](#), [A8786](#), [A7210](#), [A6911](#), [A5038-A](#) and [A6450](#) and urges the Governor to sign them into law; and,
2. Urges our elected officials, the NYS Education Department and the NYC Department of Education to support mandatory early screening, interventions, dedicated schools, teacher training and testing accommodations for all children with dyslexia and related learning disabilities.

VOTE: Unanimous, with 43 Board members in favor.

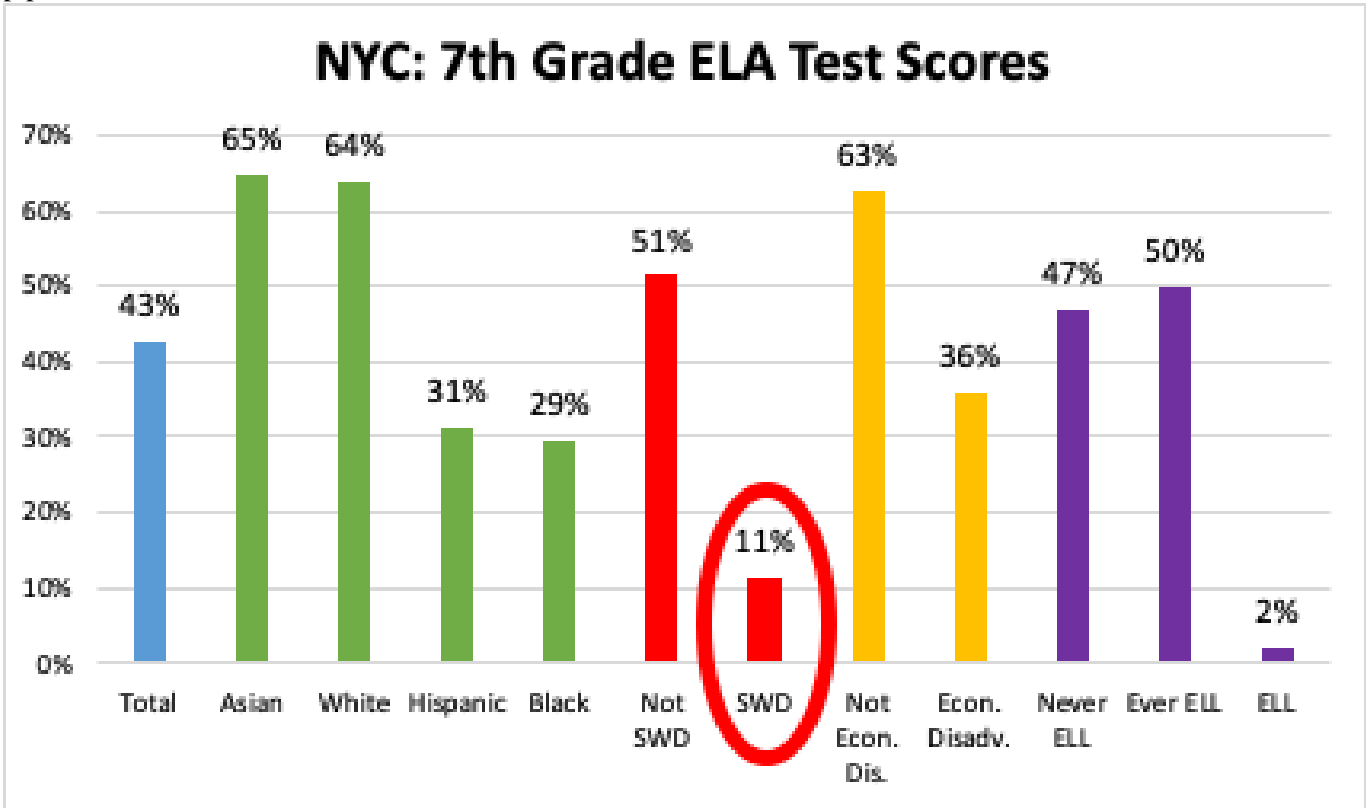
1. <https://dyslexiaida.org/dyslexia-basics/> and <http://dyslexia.yale.edu/dyslexia/what-is-dyslexia/>.
2. Friedman, Ester Klein, Ph.D., former Executive Director, Literacy and AIS Division of Teaching and Learning, NYC Department of Education. (2014). [Indicators for Successful Reading Acquisition](#).
3. NYC Department of Education. (2019). ELA results for 7th grade students in NYC, in aggregate and by race, sex, disability, economic status and English language learner status, available at infohub.nyced.org/reports-and-policies/citywide-information-and-data/test-results.
4. Haft, S. L., Myers, C. A., & Hoeft, F., (2016). *Preventing bullying through science, policy, and practice*. Washington, DC: The National Academies Press. doi: 10.17226/23482 and Mayo Clinic, <https://www.mayoclinic.org/diseases-conditions/dyslexia/symptoms-causes/syc-20353552>.
5. U.S. Department of Education (2016, October 27). [Chronic absenteeism in the nation's schools: An unprecedented look at a hidden educational crisis](#).
6. Al-Lamki L. (2012). *Dyslexia: Its impact on the Individual, Parents and Society*. *Sultan Qaboos University medical journal*, 12(3), 269–272.
7. A 2016 study indicates that more than a third or more of incarcerated youth have learning disabilities and a 2000 study of Texas prisoners found that nearly half were dyslexic. See Mizrahi, J. L., Jeffers, J., Ellis, E. B., & Pauli, P. (2016). *Disability and criminal justice reform: Keys to Success*. Rockville, MD: Respectability and Moody KC, Holzer CE 3rd, Roman MJ, Paulsen KA, Freeman DH, Haynes M, James TN. (2000). *Prevalence of Dyslexia Among Texas Prison Inmates*. *Tex Med*.
8. The National Center on Improving Literacy provides an interactive tool with [screening by state](#) and [How to Select an Effective Screening Tool](#), the National Center on Intensive Intervention provides a [list of academic screening tools](#) and Dr. Nadine Gaab at Boston Children's Hospital/Harvard Medical Center provides a list of screeners for dyslexia at bit.ly/2T1TKRm. Screeners being piloted in New York City include 1) the [Shaywitz Dyslexia Screen](#), developed by Dr. Sally Shaywitz with the Yale Center for Dyslexia & Creativity, 2) the [Feifer Assessment of Reading](#) (FAR) and 3) the [Ortiz Picture Vocabulary Acquisition Test](#) (Ortiz PVAT) for student populations with a higher percentage of English Language Learners (ELLs).
9. <https://en.wikipedia.org/wiki/Orton-Gillingham> and <https://www.understood.org/en/school-learning/partnering-with-childs-school/instructional-strategies/orton-gillingham-what-you-need-to-know>
10. National Reading Panel. (2000). *Report of the National Reading Panel. Teaching children to read: An evidence-based assessment of the scientific research literature on reading and its implications for reading instruction*. Bethesda, MD: National Institute of Child and Human Development and International Dyslexia Association, *Effective Reading Instruction*.
11. <https://www.thewindwardschool.org/about>.
12. <https://bridgeprepcharter.org/our-students/> and <https://chalkbeat.org/posts/ny/2019/09/04/a-reading-crisis-why-some-new-york-city-parents-created-a-school-for-dyslexic-students/>.

2. Resolution in Support of State Legislation to Mandate Screening and Intervention for All Incarcerated Individuals with Dyslexia and Other Phonological Learning Disabilities

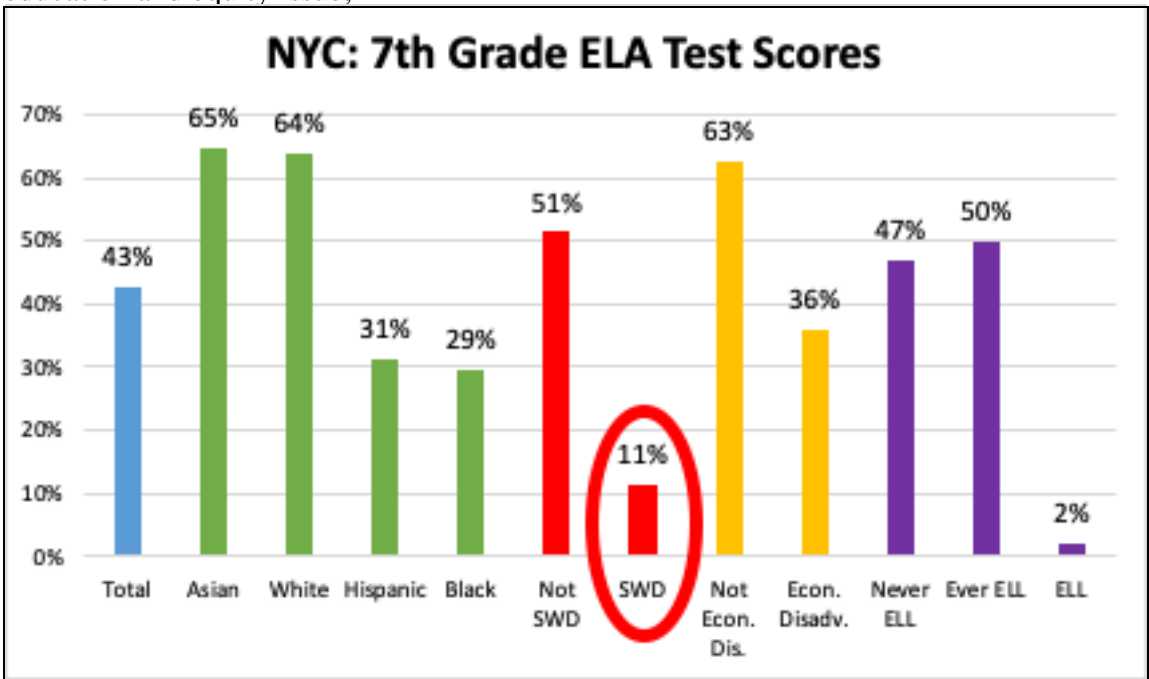
Whereas:

1. Proposed New York State legislation [S6787](#) and [A7822](#) requires dyslexia screening and intervention for incarcerated individuals:
 - a. Targeting those who do not have a high school diploma or its equivalent; and,
 - b. If identified below the proficiency level to be a high functioning reader, providing the individual with academic intervention that is evidence-based and consistent with science-based research for addressing dyslexia;

2. New York’s “Wait-to-Fail” system for teaching reading contributes to the dyslexia to prison pipeline:



a. The achievement gap between typical and dyslexic readers impacts students as early as first grade and persists and often worsens over time making addressing the needs of dyslexic students a critical education and equity issue;



b. In NYC, by 7th grade, students with disabilities are the lowest performing subgroup in ELA (other than current English Language Learners), with only 11% achieving proficiency on State exams⁽²⁾; and,

c. Left untreated, dyslexia increases risk for anxiety, depression, low self-esteem, peer rejection,⁽³⁾ absenteeism,⁽⁴⁾ dropping out,⁽⁵⁾ and involvement in criminal justice system;⁽⁶⁾

3. Adults in prison, on average, have less formal education and lower literacy and numeracy skills than non-incarcerated adults and studies indicate that 30-50% of incarcerated individuals may have learning disabilities.⁽⁷⁾

Therefore, be it resolved that CB2, Man.:

1. Supports the passage of New York State Senate bill [S6787](#) and New York State Assembly bill [A7822](#) and urges the Governor to sign them into law; and,
2. Urges our elected officials, the NYS Education Department, the NYC Department of Education, the New York State Department of Corrections and Community Supervision and the New York City Department of Corrections to support mandatory early screening, interventions, dedicated schools, teacher training and testing accommodations for all children with dyslexia and related learning disabilities.

VOTE: Unanimous, with 43 Board members in favor.

1. Friedman, Ester Klein, Ph.D., former Executive Director, Literacy and AIS Division of Teaching and Learning, NYC Department of Education. (2014). [Indicators for Successful Reading Acquisition](#).
2. NYC Department of Education. (2019). ELA results for 7th grade students in NYC, in aggregate and by race, sex, disability, economic status and English language learner status, available at infohub.nyced.org/reports-and-policies/citywide-information-and-data/test-results.
3. Haft, S. L., Myers, C. A., & Hoeft, F., (2016). [Preventing bullying through science, policy, and practice](#). Washington, DC: The National Academies Press. doi: 10.17226/23482 and Mayo Clinic, <https://www.mayoclinic.org/diseases-conditions/dyslexia/symptoms-causes/syc-20353552>.
4. U.S. Department of Education (2016, October 27). [Chronic absenteeism in the nation's schools: An unprecedented look at a hidden educational crisis](#).
5. Al-Lamki L. (2012). [Dyslexia: Its impact on the Individual, Parents and Society](#). Sultan Qaboos University medical journal, 12(3), 269–272.
6. A 2016 study indicates that more than a third or more of incarcerated youth have learning disabilities and a 2000 study of Texas prisoners found that nearly half were dyslexic. See Mizrahi, J. L., Jeffers, J., Ellis, E. B., & Pauli, P. (2016). [Disability and criminal justice reform: Keys to Success](#). Rockville, MD: Respectability and Moody KC, Holzer CE 3rd, Roman MJ, Paulsen KA, Freeman DH, Haynes M, James TN. (2000). [Prevalence of Dyslexia Among Texas Prison Inmates](#). Tex Med.
7. US Department of Education, National Center for Education Statistics. Tofig, Dana. [Education and Training Opportunities in America's Prisons](#). (2017), based on [Highlights from the U.S. PIAAC Survey of Incarcerated Adults: Their Skills, Work Experience, Education, and Training](#) (2016) and [full report](#) (2014).

SLA LICENSING

SLA 1

1. PSSP NY, Inc., d/b/a Sophia's Little Italy, 143 Mulberry Street, New York, NY 10013
(Alteration to existing On-Premise Liquor License)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application for an alteration of an existing on-premise liquor license to operate a full-service Italian Restaurant with a sidewalk café in a seven-story, mixed use building on Mulberry Street between Hester and Grand Streets; and

ii. Whereas, the interior premises is approximately 2,126 sq. ft. (ground floor 1,575 sq. ft. and basement 556 sq. ft) with the basement premises being used for storage and additional restrooms; the ground floor operates as the restaurant with 18 tables and 64 seats, one bar with 7 seats for a total patron

seating capacity of 71, there being one bathroom on the first floor and two in the basement and no TVs; and

iii. **Whereas**, the Applicant's proposed alterations to the establishment is to remove an 11' bar with 7 seats in the rear of the restaurant and replace it with an 11' bar with 4 seats in the front of the restaurant; and

iv. **Whereas**, occupancy on the 1st floor will be 19 tables with 63 seats and 1 bar with 4 seats for a total patron seating capacity of 67; and

v. **Whereas**, the Applicant's agreed upon hours of operation will remain Sunday to Saturday (all 7 nights) from 10:00 PM to 2:00 AM; there will be a sidewalk café which will close at 11:00 PM nightly but no backyard garden; music will be background only; and,

vi. **Whereas**, the Applicant executed and had notarized a Stipulations Agreement with CB2, Man. which will be incorporated into the Method of Operation of the Full On-Premise Liquor License, with those stipulations with respect to the premises, as follows:

1. Premise will be advertised and operated as a full-service Italian Restaurant
2. The hours of operation will be 12:00 PM to 2:00 AM Sunday to Saturday. Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will have no televisions or projectors
5. Will not operate a backyard garden or any outdoor area for commercial purposes (including licensed sidewalk café).
6. Will operate a sidewalk café no later than 11:00 PM. each night. There will be no patrons left in the sidewalk cafe after closing
7. Will play quiet ambient karaoke in the karaoke rooms only. No music will be audible in any adjacent residences anytime.
8. Will close all doors & windows by 9:00 PM every night.
9. Will not make changes to the existing façade except to change signage or awning.
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 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/door staff.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

THEREFORE, BE IT RESOLVED that CB2, Man. recommends denial of the alteration application of an existing on-premise liquor license for **PSSP NY, Inc. d/b/a Sophia's Little, 143 Mulberry Street, New York, NY 10013** 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 On-premise License.

Vote: Unanimous, with 43 Board members in favor.

2. 133 Mulberry Operating Group, Inc. d/b/a Aunt Jake's, 133 Mulberry St. 10013 (OP– Restaurant with Sidewalk Cafe)

- i. Whereas,** the Applicant appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application for an alteration of an existing on-premise liquor license to operate a "pasta restaurant" in a C6-2G zoned 6 story, 1973 commercial building on Mulberry Street between Hester and Grand Streets (block #236 lot #27) in the Special Little Italy Zoning District; and,
- ii. Whereas,** the ground story premises are approximately 3,700 sq. ft., and applicant is awaiting a new Certificate of Occupancy for the newly subdivided space, but has a use occupancy of 64, and they have a temporary CofO; and
- iii. Whereas,** the premises has 15 tables with 44 seats, 1 bar with 8 seats for total interior patron seating of 58; and
- iv. Whereas,** the Applicant's proposed alteration is to add a sidewalk café of 72 sq. ft. with 3 tables and 6 seats on the Kenmare Street side of the premises, and the Applicant stipulated that it will not be significantly larger in footprint than the previous café licensed for that location; and,
- v. Whereas,** the Applicant has installed acoustical ceiling tiles for soundproofing and music is background music only; and
- v. Whereas,** the applicant stipulated interior hours of operation will be 11:00 AM to 11:00 PM Sunday to Saturday (all 7 days); and the anticipated sidewalk café will close by 10:30 PM Sunday through Thursday and by 11:00 PM on Friday and Saturday; and all windows and doors, including the French windows, will close by 9:00 PM every night; and the applicant signed and notarized a stipulations agreement with CB, 2, Man. which includes the following:
1. Premise will be advertised and operated as a specialty pasta restaurant.
 2. The hours of operation will be: 11:00 AM to 12:00 AM Sunday through Saturday (all 7 days). Premises will open no later than stated opening time and no patrons will remain after stated closing time.
 3. Will operate a full service restaurant, specifically a neighborhood pasta specialty 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 10:30 PM Sunday through Thursday and 11:00 PM Friday and Saturday (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 close all doors and windows at 9:00 PM every.
 10. Will not make changes to the existing façade except to change signage or awning or to come into code compliance.
 11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
 12. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.

13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of 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, security personnel or doorman.
16. Will obtain Certificate of Occupancy (dated later than 2/5/19) reflecting revised figures for newly subdivided space.

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of the new Restaurant Wine license for **133 Mulberry Operating Group, Inc. d/b/a Aunt Jake’s, 133 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 On Premise Liquor License.

Vote: Unanimous, with 43 Board members in favor.

3. PRO ACTION NY, LLC, d/b/a Mancinello, 195 Spring Street, New York, NY 10011 (New OP—Restaurant)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a Full Liquor On-Premise license to operate an “upscale” full service Italian Restaurant in a previously licensed location within a mixed use, six-story building (built approx. in 1900) on the northeast corner Spring Street and Sullivan Street in the Soho Historic District; and,

ii. Whereas, the premises were previously operated as a full-service Italian Restaurant Mezzogiorno (lic. #1025131, exp. 10/31/2017) followed by full service Indian Restaurant operator New Indian Foods LLC, d/b/a PaoWalla and The Bombay Bread Bar (lic. # 1293348, exp. 7/31/220; and,

ii. Whereas, the 4,300 sq. ft. licensed premises (2,500 sq. ft. ground floor and 1,800 sq. ft. basement) will operate as a full service Italian restaurant and will serve a full menu during all hours of operation; the basement will be used for storage and will only be accessed by employees through the kitchen; the first floor restaurant will have 1 bar with 5 seats, 29 tables and with 70 seats, with 1 entrance, 2 exits with 2 bathrooms; and,

iv. Whereas, subject to DCA approval, there will be a sidewalk café with approximately 8 tables with 16 seats running along Sullivan Street and 4 tables with 8 seats on a platform on Prince Street which the applicant states is within the property line for the premises and which was previously used by the former operators; and,

v. Whereas, the Applicant stipulated hours of operation for the interior premises will be Sunday through Saturday (7 days) from 8 AM to 12 AM; and the sidewalk café will close at 11 PM Sunday through Saturday; all windows and doors, including the French windows, will close by 9 PM every night; and,

vi. Whereas, the applicant signed and notarized a stipulations agreement with CB2, Man., which he agreed would be attached and incorporated into the method of operation on the on-premise license stating the following:

1. The premises will be advertised and operated as an “upscale” Italian Restaurant.

2. The hours of operation will be Sunday from 8 AM to 12 AM, Sunday through Saturday (7 days). Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. The premises will operate as a full-service restaurant, specifically an upscale Italian restaurant 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 premises to be operated in that manner.
5. The premises 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 11PM Sunday through Saturday (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 close all doors and windows by 9 PM every night.
10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine 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, promoted events, any event where cover fee is charged, scheduled performances, security personnel or doorman.

THEREFORE, BE IT RESOLVED that CB2, Man. recommends denial of the new Restaurant Wine license for **PRO ACTION NY LLC d/b/a Mancinello, 195 Spring Street, New York, NY 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 On Premise Liquor License.

Vote: Unanimous, with 43 Board members in favor.

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

4. **Ambleside Partners, LLC d/b/a Gospel, 281 Lafayette St., New York, NY 10012** (OP – Lounge) (adding service bar in basement).

Whereas, at this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on March 3rd, 2020 the Applicant requested to withdraw this application this application from further consideration, affirming that he will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA deny any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Ambleside Partners, LLC d/b/a Gospel, 281 Lafayette 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 43 Board members in favor.

5. Two Mex Bros., Inc. d/b/a El Gallo Taqueria, 369 Broome St., New York, NY 10013
(Restaurant) (withdrawn)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 3rd, 2020 the Applicant requested **to withdraw** this application this application from further consideration, affirming that he will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Two Mex Bros., Inc. d/b/a El Gallo Taqueria, 369 Broome 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 43 Board members in favor.

6. Greg Proechel, 176 Bleeker Street, New York, NY 10013 (Restaurant with backyard)
(withdrawn at meeting)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 3rd, 2020 the Applicant requested **to withdraw** this application this application from further consideration, affirming that he will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Greg Proechel, 176 Bleeker 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 43 Board members in favor.

7. Selina Operations LES, LLC d/b/a Selina, 138 Bowery, New York, NY 10013 (OP – Hotel |New hotel, previously unlicensed location, outdoor rooftop restaurant, 2nd floor rear terrace, rooms with balconies and basement space open until 4 AM with DJs, live music and performances)

Whereas, prior to the CB2, Manhattan's SLA Licensing Committee #1 Meeting on March 3, 2020 the Applicant requested **to layover** this application to March/2020 and 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-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Selina Operations LES, LLC d/b/a Selina, 138 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 43 Board members in favor.

8. Second Row, LLC d/b/a TBD, 206 Thompson Street, NY, NY 10012 (OP – bar with security personnel and sidewalk café) (withdrawn)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 3rd, 2020 the Applicant requested **to withdraw** this application this application from further consideration, affirming that he will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Second Row LLC d/b/a TBD, 206 Thompson 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 43 Board members in favor.

SLA 2

9. KG715, Inc. d/b/a Upholstery Store, 713-715 Washington St. 10014 (Existing On Premise – Corporate Change)

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 corporate change to an existing on premise liquor license to continue to operate a "New England style fish restaurant" in a storefront located in a mixed-use townhouse building on Washington St. between Perry St. and West 11th St., the building being located in the Landmarked Greenwich Village Historic District; and,

ii. Whereas, this application is for change in shareholders, the principal is buying out his two partners and shareholders so that he would be the sole shareholder of the corporation, there will be no change in the existing method of operation as a full service restaurant, the existing restaurant being located in a roughly 900 sq. ft premise, with 11 tables and 58 seats and 1 stand up bar with 8 seats for a grand total of 66 seats, there is no sidewalk café, there is no rear yard or no other outdoor areas for

patrons, the doors and windows are fixed and not operable, there is a letter of no objection permitting eating and drinking uses at the premises, the applicant and principal also operating another restaurant located just around the corner (Schatzi Corp. DBA Wallse) from these premises; and,

iii. Whereas, the hours of operation will continue to be Sunday to Thursday from 10 a.m. to 1 a.m. and Friday to Saturday from 10 a.m. to 2 a.m., music will be quiet background only from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), there will be no DJ, no promoted events, there may be private dining parties, no scheduled performances or cover fees, no velvet ropes, no movable barriers, there will be no TVs, with one bathroom and one patron entrance; and,

iii. 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 SLA on-premise license stating that:

1. The hour of operation will be Sunday to Thursday from 10 a.m. to 1 a.m. and Friday to Saturday from 10 a.m. to 2 a.m.
2. The establishment will be advertised and operated as a full service restaurant.
3. The premises will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
4. There will be no televisions.
5. Will not operate a backyard garden or any outdoor area for commercial purposes (including a licensed sidewalk cafe).
6. It will play quiet ambient recorded background music only; no music will be audible in any adjacent residences at any time.
7. It will close all doors and windows at all times and will not install operable doors or windows to exterior facade.
8. It will comply with the NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
9. It will not have unlimited drink or unlimited food & drink specials; it will not have “boozy brunches” or serve pitchers of beer.
10. There will be no bottle service or the sale of alcohol in bottle form, except for the sale of beer and wine products.
11. It will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, or security personnel

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of a new on-premise liquor license for **KG715, Inc. d/b/a Upholstery Store, 713-715 Washington St. 10014** unless the statements the applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the 7th “whereas” clause above are incorporated into the “Method of Operation” on the SLA On Premise license.

Vote: Unanimous, with 43 Board members in favor.

10. Raoul’s Restaurant Corp. d/b/a Raoul’s Restaurant, 180 Prince St. 10012 (Existing OP license at 180 Prince Street—alteration seeking to expand premises to add additional storefront located in adjacent building at 178 Prince St.)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application to the Liquor Authority for an alteration to an existing On Premise license (Lic. # 1028385; exp. 2/28/2018) to add an adjacent but separate storefront in a separate building

address (178 Prince St.) to the existing storefront premises at 180 Prince St., combining the two storefronts to expand the existing business currently operating as a full service French bistro “family restaurant” serving brunch/lunch on the weekends and dinner every night in the existing ground floor storefront at 180 Prince Street, the two buildings being 5 and 6 story mixed use buildings (Circa 1920) located on Prince St. between Sullivan Street and Thompson Street in Soho, the building being located in the Landmarked South Village Historic District; and

ii. Whereas, the existing storefront premises is roughly 2,200 sq. ft. (ground floor 1,600 sq. ft., mezzanine with bathrooms 200 sq. ft. and cellar 400 sq. ft. with no patron use of the cellar) and the new and adjacent ground floor storefront to be added to the existing premises is nearly identical in size (1,600 sq. ft. with no cellar or basement space) to the existing ground floor space, the new space to be added and combined having been previously operated as an art gallery and never previously licensed for eating and drinking, the total square footage of the combined restaurant being roughly 4,000 sq. ft.; and

iii. Whereas, the Applicant has operated his business for many years at its existing location, the expansion plans being made because of its success and the popularity of its existing business which will continue to operate in combination with the new storefront location with an identical method of operation as a full-service restaurant; and

iv. Whereas, the existing storefront premises has a fixed front façade with no windows or doors that open out to the public sidewalk, there being no plans to install open facades that open out to the sidewalk, there is no sidewalk café or other exterior areas for outdoor service of alcohol, the Applicant further agreeing that there will still only be one entrance to the eating and drinking business on the ground floor of the existing restaurant at 180 Prince, that entrance continuing to be the only entrance for the combined restaurant in that the interior of the two storefronts will be combined via an internal passageway (to be made) in a common interior wall between the two buildings, the passageway being towards the rear of the two storefronts, the Applicant agreeing that the front doorway to 178 Prince will not be used as an entrance/exit for patrons; and

v. Whereas, the new storefront premises (178 Prince) will closely resemble the existing storefront premises at 180 Prince with one bar with nine stools, 14 tables with 82 patron seats (including a private dining room in the rear with 2 tables and 36 patron seats), which combined with 180 Prince for a total of 35 patron tables and 158 patron seats, two bars with 16 stools, a full service kitchen remaining at the rear of 180 Prince, with three bathrooms (ADA accessible); and,

vi. Whereas, the hours of operation for the combined storefront premises will be 5 PM to 2 AM Monday through Friday and from 11 AM to 2 AM on Saturdays and Sundays, 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 TVs, there will be no d.j., no promoted events, no private parties, no scheduled performances or cover fees, no velvet ropes and no movable barriers; 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 full-service French Restaurant.
2. The hours of operation will be from 5 PM to 2 AM Monday through Friday and from 11 AM to 2 AM on Saturdays and Sundays.
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 not have televisions.
5. The premises will not permit dancing.
6. The premises will not operate a backyard garden, sidewalk cafe or any outdoor area for commercial purposes.
7. All doors and windows will be closed at all times. Premises will not have French Doors, Operable Windows or open facades. Will close all doors and windows by 10 PM.
8. The premises will play quiet ambient recorded background music only.
9. The premises will not have DJs, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
10. There will be no unlimited food and drink specials, “boozy brunches, or pitchers of beer.
11. There will be no “bottle service” or sale of bottles of alcohol except for the sale of wine products.
12. There will be only one entrance for patrons at 180 Prince Street.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of an on premise license to **Raoul’s Restaurant Corp. d/b/a Raoul’s Restaurant, 180 Prince St. 10012** **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 their Restaurant On Premise License.

Vote: Unanimous, with 43 Board members in favor.

11. Otheroom Holdings, LLC fka 143 Perry, LLC d/b/a The Otheroom, 143 Perry St. 10014
(Tavern—transfer)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan’s SLA Committee to present a new application to the NYS Liquor Authority for an on premise license to operate a neighborhood tavern serving small plates in a 4 story townhouse (circa 1900) on Perry Street between Greenwich St. and Washington St., the building being located in the Landmarked Greenwich Village Historic District within a residentially zoned (R6) area; and,

i. Whereas, the existing storefront premises is roughly 960 sq. ft. (570 sq. ft. ground floor 390 sq. ft. basement) with accessory use in the basement (no patron use in basement) with 9 tables and 20 seats, one stand up bar with 10 seats, 18 banquet seats for a grand total of 48 interior seats, there is also an existing sidewalk café included in this application with 2 tables and 6 seats, there is an existing Certificate of Occupancy; and,

iii. Whereas, the hours of operation will continue to be Sunday to Wednesday from 5PM to 12AM and Thursday to Saturday from 5PM to 2AM (No patrons shall remain after the closing hour), music will be 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 private parties, no scheduled performances or cover fees, no velvet ropes, no movable barriers, there will be no T.V.’s, all doors and windows will be closed no later than 9 p.m. 7 days a week; and,

iv. Whereas, the Applicant affirms that even though there will be a change in ownership, the method of operation for the licensed premises will not change, the same manager will continue to manage and operate the licensed premises, the license to this location having been upgraded from tavern wine to on premise license in 2017, primarily due to the prior operator’s willingness to stipulate to the existing closing hours, closing the sidewalk café at a reasonable hour in that there is currently no waiter service to patrons in the outdoor area as required by DCA regulations and that there are large operable windows that open onto the sidewalk; and,

v. **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 SLA on premises liquor license stating that:

1. Premise will be advertised and operated as a neighborhood tavern serving small plates.
2. The hours of operation will be on Sunday to Wednesday from 5PM to 12AM and Thursday to Saturday from 5PM to 2AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a sports bar.
4. The premise will not have televisions.
5. The premises will not permit dancing and will never seek a NYC DCA Cabaret License.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes (not including a licensed sidewalk café).
7. The premises will play quiet ambient-recorded background music only on the interior. All music levels and volumes will at all times comply with all New York City Laws and Regulations and will not be audible in adjacent residences at any time.
8. The premises will not have DJs, cover charges or promoted events.
9. The premises will close all doors and windows at 9PM and anytime there is amplified music without exception.
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. A sound limiter will be installed and calibrated to minimize all sound issues so as not to be audible outside the premises.
13. Security staff will be utilized if it becomes necessary.
14. The sidewalk café will close at 9PM 7 days a week and all patrons in the sidewalk café will be served by waiters only.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of an upgrade to the existing tavern wine license for **Otheroom Holdings, LLC fka 143 Perry, LLC d/b/a The Otheroom, 143 Perry 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 On Premise Liquor License.

Vote: Passed, with 42 Board members in favor, and 1 recusal (R. Sanz).

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

12. Hyundai Motor America, Inc., 40 10th Ave. 10014 (New Restaurant-Grnd. Fl. & 2nd Fl. in conjunction with motor vehicle showroom and rooftop-Previously unlicensed).

Whereas, at this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on March 5th, 2020 the Applicant requested to layover this application to April/2020 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 **Hyundai Motor America, Inc., 40 10th 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 43 Board members in favor.

13. VSM Gourmet, LLC d/b/a Gourmet Garage, 585 Hudson St. 10014 (Gourmet Market and Restaurant)(Grnd. Fl & bsmnt. Previously unlicensed aside from grocery sale of beer / wine) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 5th, 2020 the Applicant requested **to layover** this application to April/2020 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 CB#2, 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 **VSM Gourmet, LLC d/b/a Gourmet Garage, 585 Hudson St. 10014 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 43 Board members in favor.

14. GVI West Village, LLC d/b/a Vin Sur Vingt, 192 Seventh Ave. So. 10011 (Wine Bar/Tavern) (1st Fl. & bsmnt. Previously unlicensed location) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 5th, 2020 the Applicant requested **to layover** this application to April/2020 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 CB#2, 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 **GVI West Village, LLC d/b/a Vin Sur Vingt, 192 Seventh Ave. So. 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 43 Board members in favor.

15. Dahan Hospitality, Inc. d/b/a Caffè Aronne, 112 Greenwich Ave. 10011 (Laid over to April meeting at request of Applicant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 5th, 2020 the Applicant requested **to layover** this application to April/2020 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 CB#2, 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 **Dahan Hospitality, Inc. d/b/a Caffè Aronne, 112 Greenwich Ave. 10011** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the 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 43 Board members in favor.

16. Kumo Sushi West, Inc. d/b/a Kumo Sushi, 282 Bleecker St. 10014 (WITHDRAWN AT MEETING)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 5th, 2020 the Applicant and his Representative requested **to withdraw** this application from further consideration, affirming that he will not submit this application to the NYSLA for consideration without returning to CB2, Man. should they decide to proceed at some time in the future;

Whereas, there have been significant history of complaints from the operations of the licensed premises, the premises not operating solely as a sushi restaurant as the Transfer Application was presented, instead the premises operating as a tavern and drinking location for college students offering all you can eat/drinking specials, cheap pitchers of beer, Saki Bomb drinks, operating with security/bouncers, loud music, all in violation of its method of operation as a sushi restaurant and existing stipulations, despite prior agreements and problems brought to the attention to the licensee and reviewed in detail with the licensee back in February/2015

http://www.nyc.gov/html/mancb2/downloads/pdf/monthly_cb2_resolutions/01January%202015/01%20January%202015_SLA.pdf the applicant making no significant effort to change its operations since 2015 while continuing to generate significant problems; and

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 **Kumo Sushi West, Inc. d/b/a Kumo Sushi, 282 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, Man. 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 43 Board members in favor.

17. Steam Shanghai, Inc. d/b/a t/b/d, 470 6th Ave. (No Show/failed to appear)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 5, 2020 the Applicant **failed to appear** regarding this application and provided no information as to its failure to appear;

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 **Steam Shanghai, Inc. d/b/a t/b/d, 470 6th Ave. 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 43 Board members in favor.

18. Cornucopia Cruise Line NY, LLC, d/b/a Sundancer, Pier 40, 353 West St. 10014 (Vessel/Boat/Ship—No Show/failed to appear)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 5, 2020 the Applicant **failed to appear** regarding this application and provided no information as to its failure to appear;

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 **Cornucopia Cruise Line NY, LLC, d/b/a Sundancer, Pier 40, 353 West 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 43 Board members in favor.

19. Cornucopia Cruise Line NY, LLC, d/b/a Destiny, Pier 40, 353 West St. 10014 (Vessel/Boat/Ship—No Show/failed to appear)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 5, 2020 the Applicant **failed to appear** regarding this application and provided no information as to its failure to appear;

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 **Cornucopia Cruise Line NY, LLC, d/b/a Destiny, Pier 40, 353 West 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 43 Board members in favor.

20. Cornucopia Cruise Line NY, LLC, d/b/a Horizons, Pier 40, 353 West St. 10014
(Vessel/Boat/Ship—No Show/failed to appear)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 5, 2020 the Applicant **failed to appear** regarding this application and provided no information as to its failure to appear;

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 **Cornucopia Cruise Line NY, LLC, d/b/a Horizons, Pier 40, 353 West 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 43 Board members in favor.

21. Cornucopia Cruise Line NY, LLC, d/b/a Majesty, Pier 40, 353 West St. 10014
(Vessel/Boat/Ship—No Show/failed to appear)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 5, 2020 the Applicant **failed to appear** regarding this application and provided no information as to its failure to appear;

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 **Cornucopia Cruise Line NY, LLC, d/b/a Majesty, Pier 40, 353 West 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 43 Board members in favor.

22. Cornucopia Cruise Line NY, LLC, d/b/a Princess, Pier 40, 353 West St. 10014
(Vessel/Boat/Ship—No Show/failed to appear)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 5, 2020 the Applicant **failed to appear** regarding this application and provided no information as to its failure to appear;

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 **Cornucopia Cruise Line NY, LLC, d/b/a Princess, Pier 40, 353 West 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 43 Board members in favor.

23. Cornucopia Cruise Line NY, LLC, d/b/a Star of America, Pier 40, 353 West St. 10014
(Vessel/Boat/Ship—No Show/failed to appear)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 5, 2020 the Applicant **failed to appear** regarding this application and provided no information as to its failure to appear;

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 **Cornucopia Cruise Line NY, LLC, d/b/a Star of America, Pier 40, 353 West 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 43 Board members in favor.

TRAFFIC AND TRANSPORTATION

Resolution in response to PANYNJ Update on Holland Tunnel project to repair Hurricane Sandy damage.

Whereas the Port Authority of New York and New Jersey (PANYNJ) presented an update of their plans for repairing Hurricane Sandy damages at the Holland Tunnel, which include both repairs and resiliency measures such as flood protection at the portals and vents; and

Whereas the project will entail full tube overnight (only) closures when work will take place, six nights a week (excluding Saturday), and work will be done one tube at a time: 2020-2022 - South Tube (eastbound from NJ into NYC) 11pm-5am weekdays/11pm-8am weekends; 2022-2024 - North Tube (westbound from NYC to NJ) 11pm-5:30am weekdays/12:01am-9am weekends; and

Whereas the South Tube (NY to NJ) will be done first, with work starting toward the end of April 2020, and lasting 2 years. It's expected that 81% of traffic will be diverted to the Lincoln Tunnel on the NJ side during closures; and

Whereas 75% of the work will be done within the tunnel and 25% outside. There will be a 5-ft. buffer area where the sidewalk stays open, perimeter protection against water leakage, and deployable flexible gates (Flex Wall) at the New York entrance and exit portals; and

Whereas in view of all work to be occurring overnight, residents voiced concern about the potential for significant noise disturbances. PANYNJ gave assurances that electrical power equipment would be used rather than diesel (which is noisier) and that a noise control officer would be on site; and

Whereas community people expressed their need to communicate with PANYNJ for the duration of the project, and asked for a liaison who could be contacted for questions and other information. PANYNJ affirmed that there will be a hotline, and that they will see into arranging representatives for the community to consult; and

Whereas PANYNJ will be storing the portable flexible gates at a distance from the Holland Tunnel, but a closer location to the Tunnel within CB2, Man. would be more convenient and expeditious;

Therefore be it resolved that CB2, Man. thanks PANYNJ for their very informative and helpful update on their plans to repair Hurricane Sandy damages at the Holland Tunnel and for their willingness to answer all our questions clearly and concisely; and

Be it further resolved that CB2, Man. asks that PANYNJ explore all possible avenues and apply whatever methodologies are effective to minimize noise during the project as much as possible; and

Be it further resolved that CB2, Man. appreciates that PANYNJ will have a hotline for community people to access about the project and urges PANYNJ to also establish a community liaison who will be available for people to contact and consult; and

Be it finally resolved that CB2, Man. encourages PANYNJ to consider storing the flexible gates at a closer location to the Holland Tunnel repair project somewhere in CB2, such as Pier 40, which is zoned for warehousing (storage) use.

Vote: Passed, with 43 Board members in favor

PERSONNEL

The Personnel Committee voted to approve a merit raise of \$4,000 for Assistant District Manager Josh Thompson.

Vote: Passed, with 43 Board members in favor

Respectfully submitted,

Valerie De La Rosa
Secretary
Community Board #2, Manhattan