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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

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

FULL BOARD MINUTES

DATE: March 18, 2021
TIME: 6:30 P.M.
PLACE: Via Video Conference

BOARD MEMBERS PRESENT: Akeela Azcuy, William Benesh, Keen Berger, Carter Booth (Chair), Katy Bordonaro, Anita Brandt, Amy Brenna, Richard Caccappolo, Ritu Chattree, Coral Dawson, Valerie De Le Rosa, John Paul DeVerna, Robert Ely, Mar Fitzgerald, Cormac Flynn, Joseph Gallagher, Susan Gammie, David Gruber, Susan Kent, Jeanine Kiely, Betty Kubovy-Weiss, Patricia Laraia, Michael Levine, Janet Liff, Edward Ma, Matthew Metzger, Daniel Miller, Brian Pape, Donna Raftery, Lois Rakoff, Bo riccobono, Robin Rothstein, Sandy Russo, Rocio Sanz, Scott Sartiano, Shirley Secunda, Frederica Sigel, Georgia Siolvera Seamans, Shirley Smith, Chenault Spence, Cathy Sullivan, Eugene Yoo, Susan Wittenberg, Antony Wong, Adam Zeldin

BOARD MEMBERS ABSENT WITH NOTIFICATION: Susanna Aaron, Wayne Kawadler

BOARD MEMBERS ABSENT: None

BOARD MEMBERS PRESENT/ARRIVED LATE: Kristin Shea

BOARD MEMBERS PRESENT/LEFT EARLY: Doris Diether

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

GUESTS: Senator Brad Hoylman; Luke Wolf, NYC Comptroller Scott Stringer's office; Manhattan Borough President Gale Brewer; James Lu, Assembly Member Yuh-Line Niou's office; Assembly Member Deborah Glick; Isabelle Chandler, Council Member Carlina Rivera's office; Anthony Drummond, Council Member Margaret Chin's office; Susan Peters, Pete Davies, Andrew Berman, James Anson, Vivien, Sylvester, Ryan Eagle, Marcella Cacci, Ed Finn, Adam G, Ed Meher, Jeff Brenner, Frank Palillo

MEETING SUMMARY

Meeting Date – March 18, 2021

Board Members Present – 44

Board Members Absent with Notification – 2

Board Members Absent - 0

Board Members Present/Arrived Late - 1

Board Members Present/Left Early – 1

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II. PUBLIC SESSION

Non-Agenda Items

5G Technology

Susan Peters spoke against 5G technology.

Land Use & Business Development Items

Department of City Planning's SoHo/NoHo Rezoning Plan

Pete Davies spoke against the SoHo/NoHo Rezoning Plan.

Andrew Berman, Village Preservation spoke regarding Village Preservation's SoHo/NoHo Rezoning Study.

SLA Licensing Items

Bleecker Street Bar Corp., 648 Broadway

James Ansorge, Marcella Cacci, Ed Finn, Jeff Brenner, spoke against the proposed liquor license relocation and asked for a reduction in operating hours and capacity.

Vivien Sylvester, spoke against the proposed liquor license relocation and asked for a reduction in operating hours and capacity, as well as requesting an awning for smokers.

Ryan Eagle and Ed Meher, spoke against the proposed liquor license and asked for a reduction in operating hours.

Adam G. spoke against the proposed liquor license, citing health and sleep impacts.

Frank Palillo, representing the applicant, spoke in favor of the proposed liquor license relocation and the SLA Committee resolution.

ADOPTION OF AGENDA

III. ELECTED OFFICIALS PRESENT AND REPORTING

Senator Brad Hoylman;

Luke Wolf, NYC Comptroller Scott Stringer's office;

Manhattan Borough President Gale Brewer;

James Lu, Assembly Member Yuh-Line Niou's office;

Assembly Member Deborah Glick;

Isabelle Chandler, Council Member Carlina Rivera's office;

Anthony Drummond, Council Member Margaret Chin's office;

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.
3. **Treasurer's Report** Antony Wong reported.

STANDING COMMITTEE REPORTS

EQUITY WORKING GROUP

1, Equity Surrounding Grant Money for Small Businesses

Whereas:

1. CB, Manhattan invited community leaders, CBO's, Asian-owned businesses and members of the Chinatown community to discuss the inequity in loan distribution intended to help small businesses in lower-income neighborhoods and communities of color that excluded a portion of Manhattan's Chinatown; and
2. In November 2020, the city's Department of Small Business Services (SBS) launched a \$35 million low-to-moderate income storefront loan program. Small businesses in certain neighborhoods could receive up to \$100,000 in a zero-interest loan. The funds would provide loans for at least 350 businesses across the city, depending on the size of loans allocated; But some zip codes, which include neighborhoods with higher median incomes, were left out; and
3. Businesses located within the CB2, Man. section of Chinatown, including Mott, Elizabeth, Mulberry, Baxter Streets south of Broome, Canal Street west of Bowery, the west side of the Bowery, Bayard, Pell, Mosco, various blocks surrounding Columbus Park and Doyers Streets

have been excluded from this crucial stimulus aid because they share the zip code 10013 with the high-income neighborhoods of SoHo, Tribeca and NoLita; and

4. In addition to these affluent locals, the zip code 10013 includes the historic working-class core of Chinatown; and
5. Asians are the fastest growing racial/ethnic population in New York City and comprise 15.5% of CB2¹; and
6. Proportionately, New York City Asians also have the highest percentage of people living in poverty.²
7. Even before the rest of New York City, residents, workers and businesses in Chinatown felt the full brunt of the Covid-19 crisis including economic devastation, racial violence/bias and loss of life; and
8. As of March 10th 2021, over 17 Chinatown restaurants and 139 ground-floor stores have permanently closed due to the pandemic³; and
9. Business for Chinatown restaurants has dropped by 40%, amounting to a 70-80% loss in sales since the Lunar New Year celebrations began at the end of January 2020⁴; and
10. Popular establishments within this zip code include [Kam Hing](#), [Sweet Moment](#), [Shanghai Heping Restaurant](#), [Royal Seafood Restaurant](#), [XO Kitchen](#), [Da Long Yi Hot Pot](#), [YaYa Tea](#) and [The Chai Spot](#) that could have benefited from this loan were not given an opportunity to apply; and
11. The city's population database shows this part of Chinatown, census tract 29, has a median household income of ~\$27,000, nearly 42% of families rely on social security and almost 47% received food stamp benefits in the past year, yet the businesses in that part of Chinatown did not qualify under the rules of the loan⁵.

Therefore, be it resolved that CB2, Man. urges the Mayor, elected officials and SBS:

1. Discontinue the use of zip codes as an indicator of need or eligibility in future relief programs; and
2. Amend the eligibility criteria for the [NYC LMI Storefront Loan](#) program to include all storefronts located in census tracts designated as low or moderate income, so that all deserving businesses and communities get a fair shot to apply; and
3. Incorporate eligibility and application periods for a more equitable distribution of loans/financial assistance thereby discontinuing the use of the first come first serve approach.
4. Ensure that multilingual printed materials, i.e., press releases and informational materials are submitted to Chinese language newspapers, television, radio and CBOs, are routinely available; and
5. That local community organizations engage Chinatown community organizations to determine which businesses are most in need; and
6. Enlist/Commission Chinatown CBOs like [Welcome to Chinatown](#), [Chinese American Planning Council](#) and the [Chinatown Core Block Association](#) to perform outreach for future grant opportunities like the [American Rescue Plan](#), distribute materials within the community, and equip these organizations to offer application help.

Vote: Unanimous, 44 Board Members in favor.

¹ <https://communityprofiles.planning.nyc.gov/manhattan/2>

² <http://www.roosevelthouse.hunter.cuny.edu/?forum-post=researching-asian-poverty-new-york>

³ <https://www.nytimes.com/2021/03/10/nyregion/chinatown-restaurant-closures-coronavirus.html>

⁴ <https://www.restaurant-hospitality.com/food-drink/how-coronavirus-turned-chinatown-ghost-town-sales-drop-70-chinatown-restaurants-new-york>

⁵ <https://gothamist.com/news/city-excludes-parts-chinatown-small-business-pandemic-loans-intended-lower-income-neighborhoods>

2. Equitable Distribution of Vaccine in Asian Communities

Whereas:

1. CB2, Manhattan invited businesses, CBOs and members of the Asian community to discuss how COVID-19 pandemic has affected the distribution of vaccines in Chinatown; and
2. There are no interpreters, signage or translated materials at the vaccine sites; and
3. Cheryl Wu, MD, of [Amaranth Pediatrics](#), Yolanda Tun-Chiong, DO, of [Urban Medical Group](#), Amy Wu, MD, of [SoHo Otolaryngology](#), among many other practicing physicians in Chinatown, have applied like to be distribution sites, with no response from the city;
4. Community practices and physicians' offices (especially those already registered with [City Immunization Registry](#) (CIR) already have the equipment (freezers, temperature monitors, needles), personnel (vaccinators and counselors), pipeline (hours to receive vaccines, cold chain maintenance training), and location (office space, exam room, observation area) for vaccination sites; and
5. People who have 100% access to vaccines (nonphysician healthcare workers), 40% of them decline to be vaccinated; based on survey, 50% of Americans said they will decline the Covid-19 vaccine⁶; and
6. There is already a large discrepancy between individuals from underserved communities (Black, Hispanic, Medicaid, impoverished, and undocumented) vaccination rates from those who are better resourced and privileged⁷; and
7. Every primary care physician knows who their most vulnerable patient population is – those who have chronic medical conditions, those who are frequently admitted to the hospital or have significant risks for medical complications from Covid-19, and will call them to come and get the vaccine; whereas, the current vaccination sites will NOT capture that population, and the physicians' offices know who they are; and
8. Patients have trust/relationship with their primary care providers and will feel more comfortable receiving the vaccine by a trusted medical provider; and
9. Community practices and physicians already have the relationship, trust, and knowledge of their patients to provide and counsel on vaccination.

Therefore, be it resolved that CB2, Man. implores the Governor, the Mayor and elected officials to provide:

1. Funding to Chinatown community-based organizations (CBO's) that provide critical translation services for immigrant and communities; and
2. Create and institute one standard vaccine intake form available for all vaccine distribution sites and providers citywide; and
3. Provide up-to-date informational materials, (i.e., intake forms, flyers, pamphlets, signage etc...) in a multitude of languages and specific to the community being served at each location when possible; and
4. Smaller vaccine sites in marginalized neighborhoods, and provide data to accurately reflect the numbers in those communities.
5. Answer the local physicians who have said they are ready to vaccinate their patients at their regular offices.

Vote: Unanimous, 44 Board Members in favor.

⁶ <https://covid.cdc.gov/covid-data-tracker/#vaccination-demographic>

⁷ <https://www.kff.org/coronavirus-covid-19/issue-brief/latest-data-on-covid-19-vaccinations-race-ethnicity/>

Anti-Asian Violence & Public Safety in Chinatown

Whereas:

1. CB2, Manhattan invited Asian-owned businesses, Chinatown CBOs, residents and community members to discuss the uptick of racialized violence against Asians; and
2. Since the start of the pandemic in early 2020, hate crimes against Asian Americans have surged 1900%. The number of incidents is now nearly 3800 between March 2020 to the beginning of March 2021, with 503 occurring within just two months into 2021⁸.
3. These are a fraction of the actual number of incidents that have occurred, as the majority of incidents go unreported. For example, over 90% of the reports collected by Asian American Federation (AAF) were not reported to either the NYPD or NYC Commission on Human Rights"; and
4. Then former President Donald Trump deliberately used the expression “Chinese virus” more than 20 times between March 16 and March 30⁹; and
5. The AAF says there were nearly 500 bias incidents or hate crimes in early 2020, ranging from verbal to physical assaults, to being coughed at or spat upon, to shunning, among other forms of discrimination¹⁰; and
6. In June of 2020, former President Trump’s use of the phrase “kung flu” — during a campaign rally in Tulsa drew broad political backlash as a racist slur against Asian Americans¹¹; and
7. In August 2020, The NYPD Asian Hate Crime Task Force was created when an Asian woman in her 80s was set on fire in Brooklyn; and
8. Staffed by 25 detectives of Asian descent who speak a combined nine Asian languages, the group is tasked with guiding victims through the justice system, from reporting a crime all the way to prosecution; and
9. In February 2021, a man was stabbed in Chinatown, Manhattan (labeled as a hate crime due the suspect’s history of targeting Asians); and
10. A string of shootings at three Asian businesses in the Atlanta area on March 16, 2021 left eight people dead, including 6 women of Asian descent¹²; and
11. NYPD deploys extra officers to Asian American communities in response to this most recent attack against Asians¹³; and
12. Asians are being targeted and singled out. Some victims do not speak English, so they are unable to comprehend and repeat what was said to them, to justify that it was a hate crime; and
13. Many Asian-American citizens and businesses have been the victims of hate crimes created by racist individuals — from the defacement of Chinese-owned storefronts to the physical attacks of Asian individuals; and
14. In January 2021, President Joseph R. Biden signed [an executive action](#) condemning the racism, xenophobia, and intolerance against the AAPI community that has become prevalent due to fear and ignorance relating to Covid-19; and
15. Called on the Justice Department to collect data on hate crimes and harassment directed at Asian Americans and Pacific Islanders (AAPI)

⁸ <https://www.nbcnews.com/news/asian-america/there-were-3-800-anti-asian-racist-incidents-mostly-against-n1261257>

⁹ <https://theconversation.com/donald-trumps-chinese-virus-the-politics-of-naming-136796>

¹⁰ <https://nynmedia.com/content/new-yorkers-rally-against-anti-asian-hate>

¹¹ https://www.washingtonpost.com/politics/with-kung-flu-trump-sparks-backlash-over-racist-language--and-a-rallying-cry-for-supporters/2020/06/24/485d151e-b620-11ea-aca5-ebb63d27e1ff_story.html

¹² <https://www.cnn.com/2021/03/17/us/metro-atlanta-shootings-wednesday/index.html>

¹³ <https://bronx.news12.com/nypd-deploys-extra-officers-to-asian-american-communities-after-atlanta-shootings-leave-8-dead>

Therefore, be it resolved that CB2, Man. implores the Governor, the Mayor and elected officials to:

1. Support local organizations working to fight racism within their communities, and amplifying diverse stories and perspectives like [Welcome to Chinatown](#), [Chinese American Planning Council](#) and the [Chinatown Core Block Association](#); and
2. Informing school curricula through Culturally Responsive Sustaining Education (CR-SE) about the rise in hate and bullying against the Asian American and Pacific Islander (AAPI) community, examining the systems that perpetuate violence and hate, and finding solutions that are culturally relevant, community centered, and trauma informed; and
3. Provide broader definition and better enforcement of what constitutes a hate crime in the law from the NYPD, and more awareness and support of the NYPD Asian Hate Crime Task Force.

Vote: Unanimous, 44 Board Members in favor.

LAND USE AND BUSINESS DEVELOPMENT

216 Lafayette St. (between Broome and Spring Sts.) – BSA 61-12-BZ. This application is filed pursuant to §§72-21 and 72-23 by 101 H 216 Lafayette, LLC. The application seeks to: (i) amend the previously granted variance permitting the conversion of a portion of the cellar and first floor of the existing building to a Use Group 6 use to allow the expansion of the Use Group 6 use to the entire first floor and cellar level; (ii) extend the amount of time permitted to substantially construct the plans; and (iii) remove the 10-year renewal requirement.

Whereas:

1. The application seeks to:
 - a. amend the previously granted variance (referred to as the “2012 variance”) of ZR§42-14(D)(2)(b) permitting the conversion of *a portion* of the cellar and first floor of the existing building to a Use Group 6 use to allow the expansion of the UG 6 use to the *entire* first floor and cellar level pursuant to ZR§11-412;
 - b. extend the amount of time permitted to substantially construct the plans as approved in the 2012 variance; and
 - c. remove the 10-year renewal requirement that was placed on the 2012 variance pursuant to ZR §11-411.
2. The building is located in an M1-5B district where UG 6 is not permitted below the second floor as-of-right. The total lot area is 2470sf, 25’ frontage on Lafayette and a depth of 100’.
3. The premises is a two-story plus cellar building, containing 4500sf (3243sf net once common areas are removed), or 1.82 FAR, and is currently vacant. The maximum FAR permitted in M1-5B is 5.0.
4. According to the 1981 Certificate of Occupancy, there were two JLWQA (UG 17 JLWQA) dwelling units on the first and second floors with accessory storage and laundry in the cellar.
5. The most recent (2010) Certificate of Occupancy continues to show two JLWQA units (each requiring at least one certified artist) and accessory artist studio uses on all floors.
6. Three easements currently encumber the premises:
 - a. The 1981 Easement with 214 Lafayette and 57-59 Crosby, which grants emergency egress to Crosby over the roof of the existing building and stipulates that no building will be built above the height of the existing building.
 - a. The 1999 Easement with 214 Lafayette and 57-59 Crosby, which permits the occupants of the premises to go in and out and receive deliveries over a strip of land behind 216 Lafayette and the south

side of 57-59 Crosby. (Rather than being an impediment, this easement seems to be being advertised as an asset in the marketing of the building.)

b. The 2012 Easement between 216 and 218 Lafayette, which requires an opening for access through the party wall on both the cellar and first floor levels, in anticipation of sharing a restaurant tenant in both buildings. This easement would permit 218 access to 216 and allow 218 to build a bathroom on the first floor of 216. This easement expires when 218 vacates both 216 and 218 or in 2031. 218 is still operating and therefore this easement is still in effect.

7. In May 2012, 216 Lafayette applied to BSA for a variance to permit the conversion of the Lafayette St. front portion of the first floor to UG 6 (eating & drinking) with accessory use in the cellar, which CB2 recommended 36-6 be denied. The applicant for the 2012 variance was Osteria Morini at 218 Lafayette, which sought to expand its operation into 216 Lafayette: 985sf in the cellar for storage and prep, 1265sf on the ground floor for more tables, and 1021sf on the second floor to be used for special events and cooking classes (a total of 2250sf).
8. BSA subsequently denied expansion by Osteria Morini, but agreed to UG 6 in the front JLWQA unit. Although the variance was granted, and a Letter of Substantial Compliance was obtained in 2015 with revised plans for a restaurant, the work never commenced and the variance lapsed.
9. In September 2013, Caffè Morini & Enoteca at 216 Lafayette applied to the NYSLA for a new, on-premise license in a previously-unlicensed location, which CB2 recommended 25-11 be denied. The OP license was not granted, and no licensed establishment has ever operated within 216 Lafayette. The applicant subsequently dropped the request.
10. The building is one of only a few with JLWQA on the ground floor. In fact, at the time of the 2013 Variance, there was JLWQA on the ground floor rear.
11. The rear portion was occupied by a JLWQA tenant, the previous owner, until the applicant purchased the building in 2017. They have undertaken significant demolition and construction projects to improve certain “physical difficulties” for more than a year, such as the removal of the wall that separated the Lafayette St. front and Crosby St. rear on all floors and the installation of an elevator, essentially creating a single JLWQA unit taking up the entire building.
12. This work contradicts the architect’s paperwork submitted to the DOB that the building will continue to be divided into two spaces, front and rear.
13. Given the vacancies in the JLWQA units for over two years, the pre-existing, non-conforming use below the second floor has expired. However, it could be reinstated by either a Special Permit or by certification by CPC.
14. The applicant argues that the rent tolerance is low, however they are advertising it for more than \$23,000 monthly. Just this past year, there was a sale of a three-story JLWQA penthouse condominium for over \$35 million within the study area.
15. Any new variance should apply the same restrictions on eating & drinking in the basement, ground floor and/or second floor as the 2012 variance, but the applicant did not agree to exclude eating & drinking establishments.
16. Any new variance should make it clear that the use of the rear exit is for emergency egress only and cannot be used by 216 Lafayette St. for loading or offloading merchandise from Crosby St. or as a potential entrance for customers.
17. It has always been CB2’s position that JLWQA should be protected.
18. This property is currently offered for sale for \$14.5 million, almost double the amount paid in 2017. The listing suggests a plethora of non-restaurant, UG 6 uses:
(https://images1.cityfeet.com/d2/mKV9yqPE6SMUSV0tAekLVJLf-CDtHaJQR5e_EHF-mfQ/document.pdf)

Therefore, be it resolved that CB2, Man. recommends **denial** of this application based on its failure to make the following findings:

1. A (unique physical conditions): The building has functioned very well with conforming uses since 1928, first as an auto repair shop, later as a home to JLVQA units, and very recently as Color House (a photography/print shop).
2. B (reasonable return): Not only are the comparative properties extremely dated, but the applicant's Economic Analysis uses a cap rate of 6-6.5%, which is based on a survey of lenders taken during the third quarter of 2020—a period of unprecedented volatility and extreme market uncertainty, bound to drive cap rates above their normal ranges. A lower cap rate in non-COVID times and better comps would produce and a considerably different calculation without requiring a variance to realize an equitable return on investment.
3. C (not detrimental to the character of the neighborhood or the public welfare): This is a neighborhood with a long and strong history of arts and residential use. Loss of residential in general, and JLVQA in particular, is *per se* detrimental to neighborhood character, as would be the introduction of crowd-generating retail and restaurant uses.
4. D (self-created hardship): Given the limitations of the JLVQA uses clearly enumerated on the most recent (1981) Certificate of Occupancy, if the applicant purchased the property envisioning the potential of getting the variances in place to attract higher-paying tenants and/or a quick subsequent sale, that is most certainly a self-created hardship.
5. E (the minimum variance necessary): The property was bought for \$8.4 million in June 2017 and is currently listed for sale for \$14.5 million—an intended windfall by any standard, let alone in the COVID economy. However, CB2 relies on the BSA to make that professional determination, taking into account all of the above which we believe makes a strong case for denial. And;

Therefore, be it further resolved that CB2, Man. recommends denial of an extension of the amount of time permitted to substantially construct the plans and removal of the 10-year renewal requirement; and

Therefore, be it finally resolved that CB2, Man. strongly recommends that at a minimum, the rear unit be restored to active JLVQA use on the first and second floors per the Certificate of Occupancy.

Vote: Unanimous, with 44 Board members in favor.

LANDMARKS AND PUBLIC AESTHETICS

1. Gansevoort, Little West 12th, and 13th Streets between Ninth Ave. and Washington St. - Application is to install enhanced planter barricades as part of the NYC Open Streets Program.

Whereas:

- A. The open streets program provides priority to pedestrian usage with access for vehicles, as required; and
- B. The traffic barriers are composed of oxblood weathered Corten steel made into hexagonal- shaped planters 5'-0" wide and 3'-0" high similar in appearance to existing Landmarks Commission approved planters in the immediate area, and
- C. The containers are mounted on heavy duty casters and the applicant represented that the planters are hinged in a fashion that makes them easily movable to provide access for vehicles as required; and
- D. The plantings are a combination of evergreen and annual plants and will be maintained by MeatPacking BID; and

E. The applicant represented that it is its intention, subject to approval from the proper agencies, to make these open streets with the planters permanent; now

Therefore be it Resolved that CB2, Man. recommends **approval** of the application provided that the design conforms to all applicable regulations of other agencies **for the District**.

Vote: Passed, with 43 Board members in favor, and 1 recusal (D. Raftery).

2. 439 Lafayette St. - Application is to amend a Master Plan permit for painted signs.

Whereas:

A. The amendment to an existing approved master plan seeks to modify the plan to conform to the current regulations concerning painted wall signs in the district; and

B. The applicant provided approved designs on other buildings in the district that the sign company had painted under the new regulations; now

Therefore be it Resolved that CB2, Man. recommends **approval** of the application provided that the designs conform to the applicable regulations for the building and the district

Vote: Unanimous, with 44 Board members in favor.

3. 465 W. Broadway-Application is for a master plan to install a painted wall sign.

Whereas:

A. The design applicant presented that the permitted area of the new sign is 448 square feet (16' x 28'), however this size reads as too large for the visible area of the wall is positioned too low when viewed from the street; and

B. The proposed design appears to be in conformity with the regulations for the building and the district; now

Therefore be it resolved that:

A. CB2, Man. recommends **approval** of the application provided that the designs conform to the applicable regulations for the building and the district; and

B. It is recommended that the overall size of the sign and distance between the sign and the rooftop be reduced.

Vote: Unanimous, with 44 Board members in favor.

4. 151 Mercer St.- Application is to install a painted wall sign and light fixture at the secondary (south) façade.

Whereas:

A. The application is for a new wall sign on a recently constructed building; and

- B. The sign is a discreet round rendering of the company logo 6'-6" in diameter and set back 2'-3" from the front facade and appears to be in conformity with the regulations for the building and the district; and
- C. A proposed LED lighting fixture incorporated into the parapet coping above the sign will draw undue attention to the sign and is without any precedent in the district; and
- D. The applicant, when questioned, could provide no precedent, historic reference, or other justification for the lighting of the sign; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the painted sign provided that the designs conform to the applicable regulations for the building and the district; and
- B. **Denial** of the proposed lighting or any lighting for the sign as without precedent in the district and visually disruptive of the neighborhood.

Vote: Unanimous, with 44 Board members in favor.

5. 58 W. 9th St. - Application is to replace 2 wood windows at the rear façade at the 4th floor with 1 single steel and glass window.

(withdrawn)

6. 484 Broome-Application is to add new entry doors, for existing retail storefronts, to provide direct access from the sidewalk.

Whereas:

- A. The present condition is two building bays with three historic windows with cast iron bulkheads in each bay and with entrances to the ground level shops on each side of the bays in an intact ground floor of a distinguished building typical to the district; and
- B. The current condition does not permit direct entry to the two separate retail spaces and the existing entrances are not ADA compliant; and
- C. The application proposes to replace a central historic window and bulkhead in each of the two bays with a glass infill and glass doors at ground level; and
- D. The existing transom line is referenced and a plain panel of metal at the bottom of the door is intended to reference the removed bulkhead; and
- E. The proposal degrades the important, intact historic facade of a remarkably preserved building and is not harmonious with the façade; and
- F. The use of the side entrances to the retail spaces does not place an undue obstacle to entering the space and these entrances could be made ADA accessible with less harm to the facade; now

Therefore be it resolved that CB2, Man. recommends denial of the application as an unacceptable intrusion on an important, intact historic facade.

Vote: Passed, with 42 Board members in favor and 2 in opposition (B. Pape, R. Sanz).

7. 37-39 Perry St. – Application is to gut renovate and re-allocate some square footage onto the roof and modification of approved window on ground floor and extend excavation into rear yard. Modify rear elevation.

- A. The application seeks certain modification to a previously approved application for the property; and
- B. The building is two individual row houses that have been united into a single house on a single tax lot; and
- C. The modification to the ground floor window previously approved is acceptable; and
- D. The downspout is an architectural element which is important to the visual demarcation between the two historically separate original houses; and
- E. The rear yard excavation, provided that care is taken to protect the building and neighboring properties, is acceptable; and
- F. The proposed penthouse's roof top elevation is 55'-0" from street level and set back 17'-0" from the front facade and is minimally visible from any public thoroughfare; and
- G. The rear facade parlor floor level has three windows instead of the original four windows and the ground floor is a wall of divided windows and is not directly visible from any residential property; now

Therefore be it resolved that CB2, Man. recommends:

- A. Approval** of the ground floor window, the penthouse, the rear yard excavation, and the rear facade windows on the ground floor and recommends that the parlor floor preserve the four-window configuration of the two original houses; and
- B. That the important architectural element of the central downspout be preserved to divide the two separate original houses rather than the non-historic impression of a four-bay wide single house.

Vote: Unanimous, with 44 Board members in favor.

8. 406 W. 13th St. - Application is to replace existing front facade and storefront, install a rear addition, and remediate existing roof conditions.

- A. The existing condition is an undistinguished garage building occupying a lot that was originally a Greek Revival row house; and
- B. The rear addition is minimal and not visible; and
- C. No structure is to be added to the roof; and
- D. The proposal is for a minimal steel and glass three- bay storefront at the ground floor with a glass facade covered by a two-story filigree brick screen on the upper floors; and

E. The glass storefront has no reference to the historic appearance of the district and does not reference the original row houses or the garage entrance of the present building; and

F. The filigree brick screen has no reference or precedent to any building in the district and is visually completely unsupported giving the impression of a floating brick screen; and

G. The entire facade is out of place in the district and an unwelcome intrusion to the streetscape; now

Therefore be it resolved that CB2, Man. recommends **denial** of the application or any modification of the design that a screen of any kind and is totally without historic reference.

Vote: Unanimous, with 44 Board members in favor.

QUALITY OF LIFE

Street Activities FYI/Renewals:

1. 5/01/21 - Grace Church School 65th Annual May Fair (Grace Church School): East 10th St.between 4th Ave. and Broadway [full street closure]

2. 6/27/21- PrideFest 2021 (Heritage of Pride, Inc.): 1 Astor Plaza (South) - Astor Plaza (South) [Pedestrian Plaza: full street side closure]

3. 6/01/21-11/23/21 - Astor Place Greenmarket Tuesday (Council on the Environment, Inc. dba GrowthNYC): Cooper Square between East 8th St and 3rd Ave. [sidewalk and curb lane closure] *(Note: Farmer's Market Tuesday 6/1 to 11/23 on Astor Place Plaza between Lafayette and Cooper Square and 8th St with agreement with Village Alliance. Market will be on Plaza with parking on the W/S of Cooper Square between E. 8th St. and E. 6th St.)*

4. 9/19/21 - 4th Avenue Festival (Avenues for Justice): 4 Avenue between East 9th St. and East 14th St. [full street closure]

5. 11/13/21 - Village Fall Fair (Basilica of St. Patrick's Old Cathedral): Broadway between East 8th St. and East 14th St. [full street closure]

Whereas, these events were held previously for several years and no complaints have been received; now

Therefore, Be It Resolved that CB2, Man. recommends **approval** of the renewal applications provided that that the application conforms with all applicable laws, rules, and regulations—including any and all COVID related orders and/or restrictions—and clearance requirements.

Vote: Unanimous, with 44 Board members in favor.

JOINT REOPENING WORKING GROUP/TRAFFIC & TRANSPORTATION

Resolution in support of the Meatpacking Business Improvement District (“Meatpacking BID”) Pedestrian Oriented District (“POD”): Enhanced Open Streets Restaurants (“OSR”) and Open Streets Program

Whereas

State of the Open Streets Restaurants Program: Temporary and Permanent

1. Mayoral Executive Order No. 153¹⁴ and City Council Int 2127-2020¹⁵ set the expiration of the City’s current outdoor dining program to September 30, 2021 (self-certified, temporary sidewalk seating and self-certified roadway seating), and set the replacement of the current outdoor dining program with a permanent program allowing for the use of roadway seating as outdoor dining areas;
2. The City’s guidelines for the permanent outdoor dining program, allowing for the permanent use of roadway seating as outdoor dining areas, have not been established;

Key Learnings from the Open Streets Program

3. Open Streets are not successful unless they are actively managed, and when Open Streets lack management it leads to drivers disregarding barriers and/or speeding down an open street, endangering pedestrians and those dining outside;

Meatpacking BID’s History with the Current DOT Open Streets Restaurants and Open Streets Programs:

4. The Meatpacking BID is a DOT partner in the current Open Streets and Open Streets Restaurants (OSR) programs (with three existing street closures in CB2 and one street closure outside the district) and the BID intends to include these streets as part of their proposed Enhanced Open Streets Restaurants and Open Streets Programs:
 - a. Gansevoort Street from Ninth Avenue to Washington Street (CB2)
 - b. West 13th Street from Ninth Avenue to Washington Street (CB2)
 - c. Little West 12th Street from Ninth Avenue to Washington Street (CB2)
 - d. Ninth Avenue (Westernmost lanes) from West 15th Street to West 14th Street (CB4);
5. The Meatpacking BID currently employs both a sanitation crew and a public safety crew that handle the opening/closure of the French barricades (Meatpacking BID Sanitation Crew) and monitoring of the Open Streets (Meatpacking BID Public Safety Crew). The BID plans to expand the level of monitoring service provided by engaging a more pedestrian-management-focused contractor;

Introduction of the Meatpacking BID’s Enhanced Open Streets Restaurants and Open Streets Programs

6. The Meatpacking BID’s plan for a Pedestrian Oriented District: Enhanced Open Streets Restaurants and Open Streets Program offers an excellent opportunity to provide a safe, attractive, vibrant and less traffic-congested environment that serves businesses, residents and visitors in the

¹⁴ Office of the Mayor Emergency Executive Order No. 153: <https://www1.nyc.gov/assets/home/downloads/pdf/executive-orders/2020/eo-153.pdf>

¹⁵ City Council Bill Int 2127-2020: <https://legistar.council.nyc.gov/LegislationDetail.aspx?ID=4647999&GUID=8A4B065C-C372-4797-A38E-FEF39C3C02D2&Options=ID|Text|&Search=outdoor+dining>

community, while also evaluating and improving features as they are in use and acting as a pilot program from which certain aspects may serve as examples of potential for betterment to other communities;

Key Points from the Meatpacking BID's Enhanced Open Streets Restaurants and Open Streets Program

7. The Meatpacking BID is working with DOT to get a past CB2 request¹⁶ implemented, which is to reverse the traffic on 13th Street at Ninth Avenue, creating an eastbound traffic flow on 13th Street from Ninth Avenue to Eighth Avenue;
8. In addition to the current Open Streets listed in No. 4 above for inclusion in the Meatpacking BID's Enhanced Open Streets Restaurants and Open Streets Programs, the following street closures were introduced and identified as "Potential OSR block" closures (see the "i.e." in the parentheses below and the yellow lines in the map below), however, at this time the Meatpacking BID does not necessarily intend to close these streets:
 - a. West 13th Street from Washington Street to 10th Avenue (i.e., closure of West 13th from 9th Avenue to 10th Avenue) (CB2)
 - b. Little West 12th from Washington Street to 10th Avenue to (i.e., closure of Little West 12th Street from 9th Avenue to 10th Avenue) (CB2)
 - c. Gansevoort Street from Washington Street to 10th Avenue and Gansevoort from Hudson Street to Ninth Avenue / Greenwich Street (i.e., closure of Gansevoort from Hudson to 10th Avenue) (CB2)
 - d. West 15th Street from 9th Avenue to 10th Avenue (which will potentially direct more cars into CB2 via Hudson) (CB4)

¹⁶ CB2 February 2009 Full Board Minutes, pages 24-25 https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/downloads/pdf/fullboard_2009/02_february_2009.pdf



Meatpacking District Map: Exhibit A

The **green** lines on the map are also the current streets that the Meatpacking BID has managed and continues to manage under the current DOT Open Streets Restaurants and Open Streets Program.

Traffic and For-Hire Vehicles

9. Comprehensive traffic studies have long been a part of potential material changes to the Meatpacking District as evidenced by CB2 resolutions in October 2006, November 2006, July 2007, February 2008, and February 2009 (See Appendix);
10. The traffic study provided in the February 24, 2021 presentation was completed in July 2020 during the Covid-19 lockdown and while the results correlated to a study done a few years ago in terms of types of vehicles in the District during different times of the day it is not an accurate representation of the impacts of these street closures on the anticipated traffic and pedestrian flow once the State of New York's quarantine is lifted and there is a return of tourists to the District;
11. Concerns have been voiced about the diversion of vehicular traffic – with the closure of the current Open Streets (No. 4) and the Proposed OSR blocks (No. 8) – to adjacent neighborhood streets and the need for dropoff/pickup locations to prevent vehicular entry that can't be accommodated with the new street pattern and would cause congestion;
12. The Meatpacking BID is actively in talks with Lyft and plans to connect with Uber in aligning these for-hire-vehicle (FHV) apps with a designated dropoff/pickup point for drivers on the respective platforms, and while this will address some of the for-hire vehicles, it will not necessarily work in diverting yellow cabs;

13. 14th Street is now an Express Busway between 9th Avenue and 3rd Avenue, which means that between 6 a.m. and 10 p.m., only buses and trucks have been allowed to make trips between 9th and 3rd Avenues, with all other vehicles limited to staying on the street only until the next right turn. If approaching from the north on 9th Avenue, turning west onto 14th Street is prohibited;

Barriers

14. Given that the Meatpacking BID is wholly in the Gansevoort Historic District and partially in the Greenwich Village Historic District, the aesthetics and materials of the proposed hexagonal barriers will be reviewed by the CB2 Landmarks Committee on Thursday, March 11, 2021, and are not part of this resolution;

Seating Accessibility

15. While specific seating options for the proposed Pedestrian Oriented District were not part of the Meatpacking BID's presentation¹⁷, there are seats illustrated in the background of renderings on page 7 in the presentation which show seats similar to what the BID uses now (i.e., seats with backs) as well as low, backless seating with planters on pages 3 and 13. There was not an indication that the BID would be adding additional seating to the POD. It was communicated to the Meatpacking BID that if any additional seating is planned in the future, that the seats should have backs and generally be taller in height to accommodate anyone with physical challenges, such as older people and those with disabilities;
16. It is understood that the tables and table seating on the sidewalks and in the roadbeds used exclusively for table service by restaurant operators are provided solely for the exclusive use of those restaurants under the Open Restaurants program for sidewalk and roadbed dining and are not part of this proposal;

Area Considerations

17. One block south of the Meatpacking District is a highly populated residentially-zoned area with narrow streets and no stop lights, an area that has absorbed many of the negative impacts of the destination area that the Meatpacking District became before the pandemic;
18. While this residential area is outside the boundaries of the Meatpacking BID, residents spoke out in favor of the proposed street closures so long as the Meatpacking BID makes a concerted effort to proactively protect the quality of life of residents of this area including traffic impacts and work with them for the duration Enhanced Open Streets Restaurants and Open Streets Programs;
19. The following venues are anticipated to have a material impact on the pedestrian and traffic flow in the Meatpacking District:
 - a. One new hotel opening in the area: Restoration Hardware Hotel on Gansevoort Street between 9th Avenue and Washington Street (anticipated to open Fall 2021/ Early 2022). This brings the total number of hotels in a concentrated 6-block area to four (4) (Gansevoort Hotel, The Standard, Soho House (Member Club & Hotel) and the still being constructed Restoration Hardware Hotel);
 - b. City Winery (Hudson River Park Pier 57 between 14th and 15th Streets) opened October 2020. The roof will be a large landscaped public park and will host Tribeca Film Festival

¹⁷ Meatpacking BID Presentation of proposed Pedestrian Oriented District: Enhanced Open Streets Restaurants and Open Streets Programs, February 24, 2021: https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/2021/02/EnhancedOSR_CB2_sml.pdf

June 2021 and the ground floor will have a public marketplace and restaurant, indoor and outdoor seating areas. Expansion of Google offices at Pier 57;

- c. 60-74 Gansevoort Street – Match Group (Tinder, Hinge parent company) new headquarters;
 - d. Little Island (Hudson River Park Pier 55 between 14th and 13th Streets) is anticipated to open at the end of Spring 2021 including a crosswalk opening at 13th Street. The roof will be a large landscaped public park and will host Tribeca Film Festival June 2021;
 - e. Gansevoort Peninsula (Hudson River Park Pier 52 between Gansevoort and Little West 12th Street), which is slated to open Spring 2023;
 - f. The Whitney's David Hammons *Day's End* sculpture opening May 2021 at the southern end of Gansevoort Peninsula;
 - g. Hyundai / Genesis event space, restaurant and car showroom at 40 10th Avenue (corner of 13th Street);
20. Unusual to other parts of the City, there is no way out of the District for vehicles going north until they reach 10th Avenue at 14th Street, and the only way one gets there in a vehicle from the District is by transiting north on 9th Avenue to a very congested, highly pedestrianized intersection at 14th Street where all vehicles are required to turn westbound. This is why it is critical to reverse the traffic on 13th Street to eastbound on 13th Street from 9th Avenue to 8th Avenue;

Therefore be it resolved that CB2, Man. supports the Meatpacking BID's Enhanced Open Streets Restaurants and Open Streets Programs, as recommended by CB2 above and agreed to by the Meatpacking BID, as a one-year Demonstration Project of the proposed plan that will act as a pilot to test the above-described proposed application and make modifications where necessary, while observing how this works in all seasons, in particular as tourists and visitors return to the Meatpacking District post-Covid;

Be it further resolved

Reporting on Demonstration Project

1. CB2, Man. asks the Meatpacking BID to present to the Board in six months, giving updates on the operations and experience of the Pedestrian Oriented District and Enhanced Open Streets Program including the usage, improvements, modifications, challenges, reception, etc., and following that, present again to the Board in six-month intervals thereafter, including a comprehensive review at the end of the one-year Demonstration Project, which should be prior to the Spring 2022 season;

Closing of Potential OSR Blocks

2. Prior to closing any of the Potential OSR Blocks, the Meatpacking BID should present a traffic analysis showing impacts of any Potential OSR block closures on the immediate Meatpacking BID area and the residential area to the south. The Potential OSR block closures are listed directly and are designated by yellow lines on the map in No. 8:
 - a. West 13th from 10th Avenue to Washington Street;
 - b. West 13th from 9th Avenue to Hudson Street;
 - c. Little West 12th from 10th Avenue to Washington Street;
 - d. Gansevoort Street from 10th Avenue to Washington Street;

- e. Gansevoort Street from Greenwich Street to Hudson Street;
- f. West 15th from 10th Avenue to 9th Avenue (while not located in CB2, the impact of this closure affects entry and exit into the Meatpacking District);

Traffic and For-Hire Vehicles

3. CB2, Man. requests that the Potential OSR blocks (No. 8) are studied with the results of these closures presented as part of the two (2) six-month updates requested above i.e. studied on days/evenings when there are multiple events happening simultaneously at different venues listed in Area Considerations (No.17-20);
4. CB2, Man. urges that specific locations for drop-off/pickup spots and taxi/FHV stands be established at key points outside the area of central activity to discourage vehicular entry while allowing for convenient walking access;
5. CB2, Man. recommends that once locations for drop-off/pickup spots and taxi/FHV stands have been selected that the Meatpacking BID work to encourage its member businesses (venues and restaurants) to acquaint their customers with the selected drop-off/pickup spots and encourage their use via a PR campaign;
6. CB2, Man. continues to support its recommendation from February 2009¹⁸ that DOT reverse the traffic on 13th Street at Ninth Avenue which would create an eastbound traffic flow on 13th Street from Ninth Avenue to Eighth Avenue, adding speed humps, if necessary, to control traffic speed by the school;

Barriers

7. CB2, Man. strongly supports the BID's plans to expand the level of monitoring service to ensure regular attention to both monitoring activity and opening and closing needs;

Area Considerations

8. CB2, Man. strongly recommends that the Meatpacking BID work in concert with the residential neighbors directly south of the District in mitigating potential issues during the implementation of the program to ensure it is a success for all who are impacted.

Appendix of Past Community Board 2 Resolutions and Attachments

- 2006-10 CB2 Resolution in Support of Co-Sponsoring Proposed Traffic Study in Gansevoort Area with CB 4 Traffic Committee;
- 2006-11 CB2 Letter Resolution in Support of Co-Sponsoring Proposed Traffic Study in Gansevoort Area with CB 4 Traffic Committee;
- 2007-07 CB2 Letter Resolution in Support of New York City Department of Transportation Proposal to Re-Design Ninth Avenue Between 16th and 14th Streets;
- 2007-07 CB2 Letter Resolution in Support of Community Plan to Re-Claim Public Space and Address Pedestrian Safety and Vehicular Congestion Issues on 9th Avenue between Gansevoort Plaza and 16th Street;
- 2008-02 CB2 Letter Resolution in support of proposed parking regulations changes in conjunction with Greater Gansevoort Urban Improvement Project proposed changes in the Gansevoort Market neighborhood;

¹⁸ CB2 February 2009 Full Board Minutes, pages 24-25 https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/downloads/pdf/fullboard_2009/02_february_2009.pdf

- 2008-02 CB2 Letter Resolution in support of Greater Gansevoort Urban Improvement Project proposed changes in the Gansevoort Market neighborhood;
- 2009-02 CB2 Resolution (No. 2) in Response to the community input at the Gansevoort Market Traffic Project Public Forum on January 13, 2009.

Vote: Passed, with 43 Board Members in favor, and 1 Recusal (D. Raftery).

SCHOOLS AND EDUCATION

1. Resolution In Support of Ensuring the Bleecker School is Built: *An Option Worth \$65 Million to NYC Taxpayers*

Whereas:

- To ensure that the Department of Education retains its \$65 million option to build the Bleecker School -- a 100,000 sq. ft., K-8 public school on New York University-owned land -- the DOE must either fund the school before the option expires on December 31, 2021 or extend the option date;
 - The Bleecker School was NYU's key community giveback as part of its 2012 rezoning;
 - If the Bleecker School option expires on December 31, 2021, \$65+ million in value transfers from NYC taxpayers to NYU, based on the average price per buildable square foot in Manhattan and arguably higher due to the lack of vacant land in Greenwich Village;
 - From 2014 to 2020, CB2, Man. has passed six resolutions in support of funding and building the Bleecker School, including our September 2019 resolution: *Dyslexia Education: A Critical Equity Issue for NYC Students – in support of 1) implementation of early screening, curriculum development, teacher training, programs and schools to support and teach children with dyslexia in NYC public schools and 2) the creation of a DOE public school program for dyslexic students at the Bleecker School Site* and our July 2020 resolution: *In Support of New York University and Trinity Real Estate Commitments to NYC for the Bleecker School and Hudson Square School and Public Recreation Space*;
 - In December 2019, downtown elected officials sent a letter to the DOE in support of exploring the “possibility of creating a DOE public school program for dyslexic students” at the Bleecker School site;
- The DOE Capital Plan released in November 2019 and February 2020 included language that the DOE “intends to exercise” its option;
- Covid-19 has caused 30,406 deaths in New York City since February 29, 2020, the date of the city's first confirmed Covid-19 case and on March 11, 2020, the World Health Organization declared Covid-19 a global pandemic;
- In February 2021, the DOE Capital Plan included revised language that “the DOE has been working with NYU to extend the period to exercise the option to develop a school at Bleecker Street and LaGuardia Place;” and,

For additional details, view [bit.ly/Bleecker FAQ](https://bit.ly/BleeckerFAQ)

5. On March 11, 2020, President Biden signed into law the American Rescue Plan or Covid-19 Stimulus Package, a \$1.9 trillion economic stimulus plan, which will provide billions of dollars of support for NYC public schools.

Therefore, be it Resolved that CB2, Man.:

1. Urges our elected officials, New York University and the Department of Education, along with CB 2, to reconvene the Bleecker School Task Force to ensure that the city is able to exercise the Bleecker School option by either funding the Bleecker School or reinstating the School Election Notice to 2025, the date NYU originally promised in its 2012 rezoning; and,
2. Continues to support that when the Bleecker School is funded and built that it serves the educational needs of our community, with particular focus on the possibility of developing a school to serve students with dyslexia and other language-based learning disabilities.

VOTE: Passed, with 43 Board Members in favor, and 1 abstention (M. Fitzgerald).

Letter and Restrictive Document available on CB 2 website at

<https://www1.nyc.gov/html/mancb2/html/newpublicschools/trinityschool.shtml>.

SCA and DOE, FY 2020 - 2024 Five-Year Capital Plan, Proposed Amendment, February 2020. For Bleecker School, see page 16.

https://dnnhh5cc1.blob.core.windows.net/portals/0/Capital_Plan/Capital_plans/02202020_20_24_CapitalPlan.pdf?sr=b&si=DNNFileManagerPolicy&sig=I0uRPMk95aGbwzaOUCMHOZ71nBES%2FZ2YKSzY1xJ4n0%3D

NYC Health Covid-19 Data, as of March 17, 2021, <https://www1.nyc.gov/site/doh/covid/covid-19-data-totals.page>.

WHO Declares COVID-19 a Pandemic, March 19, 2020, <https://pubmed.ncbi.nlm.nih.gov/32191675/>.

SCA and DOE, FY 2020 - 2024 Five-Year Capital Plan, Proposed Amendment, February 2021. For Bleecker School, see page 16.

SCA https://dnnhh5cc1.blob.core.windows.net/portals/0/Capital_Plan/Capital_plans/02012021_20_24_Capital%20Plan.pdf?sr=b&si=DNNFileManagerPolicy&sig=WwokI89NRTMiZswqQQcotO34SDL/1bY9Ks4b9zn2UQI=

2. Resolution in Support of an Additional Opportunity for Fully Remote Students to Switch to In-Person Learning

Whereas:

1. By Monday, March 22, 2021, all NYC Department of Education (DOE) public schools will be open for hybrid learning;
2. By early April, the Public School Athletic League will resume for practices and conditioning, with competition beginning in May for all high school students, including those who have opted for fully remote learning;
3. Families who initially elected fully remote learning have not had the opportunity to return to hybrid since November 13, prior to Thanksgiving, Winter Break and the winter cold and flu season; and,
4. Attending school in-person is optimal for the social-emotional and academic development for some (but not all) students, subject to the Center for Disease Control and Prevention's guidelines for operating schools during Covid-19, updated February 11, 2021.

Therefore be it resolved that CB2, Man. insists that the DOE provide the one additional opportunity for fully remote students to switch to in-person learning for the remainder of the 2020-2021 school year and provide school principals sufficient lead time to implement schedule changes.

<https://www.cdc.gov/coronavirus/2019-ncov/community/schools-childcare/schools.html>

VOTE: Passed, with 42 Board Members in favor, and 2 in opposition (G. Silver Seamans, M. Fitzgerald).

SLA LICENSING

1. Simo Pizza LLC d/b/a Simo Pizza, 75 University Place 10003 (New RW – Restaurant)

i. Whereas, the Applicant and their Counsel appeared before CB2, Manhattan’s SLA Committees #1 & #2 to present an application to the NYS Liquor Authority for a new Restaurant Wine License for a Pizzeria located at 75 University Place between East 10th and East 11th Streets; and

ii. Whereas, Simo Pizza will operate as a fast-casual specialty Neapolitan Pizza restaurant using ingredients from Napoli and serving individual pizzas, salads and desserts in a 2-story licensed premises of approximately 2,000 sq ft which is comprised of a ground floor space of approximately 1,000 sq ft with 3 tables and 24 seats, and a basement prep area of 1000 sq. ft., and there is no access to the basement by patrons; and

iii. Whereas, the applicant currently operates two other restaurants within CB2, one being the first Simo Pizza in Manhattan; and

iv. Whereas, no one from the community appeared to speak for or against this applicant; and

v. Whereas, the Applicant appeared before CB2, Man. in December 2019 with the same application but was later unable to move forward with the plans due to the COVID-19 pandemic; and

vi. Whereas, the Applicant’s agreed hours of operation will be 11:00 AM to 11:00 PM seven (7) days a week; music will be quiet ambient background only; no music will be audible in any adjacent residences anytime; and

vii. Whereas, the Applicant will close all doors and windows at 9:00 PM every night; and

viii. Whereas, there are no operable doors or windows and the applicant has no plans to install French doors or accordion windows or windows that open; and

ix. Whereas, the applicant executed a stipulations agreement with CB2 Man. that will be submitted to the SLA and the applicant agreed those stipulations would be attached and incorporated into the method of operation as a part of the restaurant wine license stating that:

1. The premises will be advertised and operated as a specialty pizza restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 11:00 AM to 11:00 PM, seven (7) days a week. All patrons will be cleared and no patrons will remain after stated closing times.
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 not have televisions.
5. The premises will not operate a backyard garden or any outdoor area for commercial purposes.
6. A sidewalk café is not included in this application.
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
8. All doors and windows will be closed 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 and keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. Will not change any principals prior to submission of original application to SLA.
15. The premises will not have dancing, DJ’s, live music, promoted events, cover charges, scheduled performances, velvet ropes or metal barricades or security personnel.
16. Any pandemic-related, temporary sidewalk or roadbed seating ends by 11:00 PM (all patrons will be cleared by this hour and area closed); no speakers or music played outdoors and no interior speakers positioned to face outside.
17. All pandemic-related, temporary sidewalk and/or roadbed seating will be removed once the program authorizing it expires.
18. Will appear before CB2, Manhattan prior to submitting plans for permanent sidewalk or roadbed dining.

THEREFORE, BE IT RESOLVED that CB2, Man. recommends denial of a new Restaurant Wine license for **Simo Pizza LLC, d/b/a Simo Pizza, 75 University Place 10003** unless the statements presented by the Applicant are accurate and complete, and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” on the SLA Restaurant Wine License.

Vote: Unanimous, with 44 Board members in favor.

2. Maman Washington Square LLC d/b/a Maman, 23 East 10th Street aka 67 University Place 10003 (OP – Restaurant)

i. Whereas, the Applicant and the Applicant’s Attorney appeared before CB2, Manhattan’s SLA Committees #1 & #2 to present an application to the NYS Liquor Authority for a new On-Premises Liquor License. Maman, with another location in the West Village and two more downtown, opened this full-service café and restaurant in this previously licensed location (LL Chinese Restaurant Holdings, LLC d/b/a Lucky Lee’s) on February 8, 2021. Maman is continuing the tradition of its founders Benjamin Sormonte and Elisa Marshall — serving breakfast, lunch and dinner with food inspired by family traditions and featuring high-quality, locally sourced ingredients. Maman will also host events ranging from cake decorating, learning how to make cheese fondue, creating and photographing floral arrangements to birthday parties, bridal showers and baby showers; and

ii. Whereas, the storefront is located in the elevated ground floor of a C1-7-zoned, 14-story mixed use building on University Street between 10th and 11th Streets (Block #562/Lot #1) and is roughly 1,900 sq. ft. premise (1,300 sq. ft. ground floor connected to a 600 sq. ft. cellar by an interior staircase with no patron use of basement); there are seven (7) tables with 24 seats, one (1) stand up bar/food counter with zero (0) seats for takeout items, one (1) patron bathroom and one (1) door which will serve as patron ingress and egress; there is also a temporary, pandemic-related 200 sq. ft. exterior sidewalk café with four (4) tables and eight (8) seats for a combined total number of seats of 32; there are no other outdoor seating areas and a Certificate of Occupancy was provided; and

iii. Whereas, the Applicant's agreed to hours of operation are 7:30 AM to 11:00 PM Mondays through Fridays and 8:00 AM to 11:00 PM Saturdays and Sundays with an advertised closing time no later than 9:00 PM and an understanding that the later closing time is in place to accommodate the private events; music will be quiet background only consisting of music from iPod/CD's (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed no later than 9:00 PM daily, there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no televisions, no velvet ropes or metal barricades, no security personnel/door staff; and

iv. Whereas, concerns were raised regarding the use of a sidewalk café and its impacts on the surrounding residential community especially in relation to an On-Premises Liquor License; the "outdoor" seating by the prior restaurant being located on the ground floor "balconies" which are an extension of the above street-level ground floor restaurant as opposed to being on the sidewalk itself as the instant application is doing for temporary, pandemic-related seating; the Applicant agreeing to return to CB2, Manhattan's SLA Committee prior to applying for a permanent sidewalk café; and

v. Whereas, the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. which will be incorporated into the "Method of Operation" of the On-Premises Liquor License, with those stipulations as follows:

1. Will operate a full-service restaurant, specifically a café, bakery and restaurant with food featuring locally sourced ingredients in addition to hosting events ranging from cooking classes, creating and photographing floral arrangements to birthday parties, bridal and baby showers; with the kitchen open and full menu items available until closing every night
2. The hours of operation will be from 7:30 AM to 11:00 PM Mondays through Fridays and 8:00 AM to 11:00 PM Saturdays and Sundays. (Premises will open no later than stated opening time and NO patrons will remain after stated closing time.)
4. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café or pandemic-related, temporary sidewalk or roadbed seating).
7. Sidewalk café is not included in this application.
8. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
9. Will close all doors and windows by 9:00 PM every night without exception, allowing only for patron ingress and egress.
10. Will not install or have French doors, operable windows or open façades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
14. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not change any principals prior to submission of original application to SLA.
17. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades or security personnel / doormen.

18. Any pandemic-related, temporary sidewalk or roadbed seating ends by 11:00 PM (all patrons will be cleared by this hour and area closed); no speakers or music played outdoors and no interior speakers positioned to face outside.
19. All pandemic-related, temporary sidewalk and/or roadbed seating will be removed once the program authorizing it expires.
20. Will appear before CB2, Manhattan prior to submitting plans for permanent sidewalk or roadbed dining.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for a new Restaurant Liquor License in the name of **Maman Washington Square, LLC d/b/a Maman, 23 East 10th Street aka 67 University Place 10003** unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA On-Premises License.

Vote: Unanimous, with 44 Board members in favor.

3. Bleeker Street Bar Corp. d/b/a Bleeker Street Bar, 648 Broadway 10012 (New OP – Bar/Tavern)

i. Whereas, the Applicant and the Applicant’s Attorney appeared before CB2, Manhattan’s SLA Committees #1 & #2 to present an application to the NYS Liquor Authority for the removal of an On-Premises Liquor License (Lic. # 1025041, exp 10/31/2021) from 58 Bleeker Street and a new On-Premises Liquor License to open and operate a neighborhood bar/tavern at 648 Broadway in an M1-5B zoned, 12-story, mixed-use building (c. 1900) on Broadway between Bleeker and Bond Streets (Block #529/Lot #3); and

ii. Whereas, the storefront is approximately 5,000 sq. ft., comprised of a ground floor of 2,500 sq. ft. connected by an interior staircase (for use by employees only) to a cellar of approximately 2,500 sq. ft., which will be used for kitchen and storage purposes only; the space will have approximately 20 tables with 94 seats and one (1) stand-up bar with 24 seats with additional patron seating around the front counter and rear pool tables and dart board for a total occupancy of approximately 150 seats and overall patron occupancy of not more than 180 persons; and

iii. Whereas, the Applicant seeks to remove the license from the bar/tavern which they have owned and operated at 56-58 Bleeker Street and move around the corner to 648 Broadway (285 ft. away); the applicant operated at that location for over 30 years until August 2020 without stipulated hours and was often open until 4:00 AM and has been a long-standing, locally owned business and part of the NoHo neighborhood for over three (3) decades; and

iv. Whereas, when questioned about the Applicant’s prior location and the reasons they sought to move to this new location, the Applicant explained that with the COVID-19 restrictions, new circumstances and other changes it was impossible for them to meet the rent requirements at their Bleeker St. location and that this new location around the corner was chosen because of its proximity to their prior location allowing them to remain in the same immediate neighborhood, in addition to the landlord of the new building and applicant having worked out a financially feasible leasing arrangement; and

v. Whereas, the storefront location of the instant application at 648 Broadway is located in a 10-story building with one residential unit on the eighth floor, the ground floor having operated as a retail store from 2009–2011, thereafter as a deli/café with buffet style service operating with a Restaurant Wine

license from approximately 2011 to 2014, was mostly vacant in 2014 with a pop up retail store during Halloween, followed by a pop up, month-to-month clothing retail store (2015–2019) before being vacant since mid-2019; the immediate area of several blocks on Broadway have had a higher vacancy rate than the Broadway corridor in SoHo to the south; this location is located within NoHo which is zoned as a manufacturing district (zoning M1-5B) which prohibits this use as of right on the ground floor or eating and drinking establishments larger than 5,000 sq. ft., but the landlord had sought and received a special permit to operate a retail space on the ground floor and basement in 1992 as allowed and provided for under the current zoning act; the zoning across the street on Broadway is commercial (C6-2) which allows eating and drinking establishments as of right; and

vi. Whereas, the Applicant first appeared before CB2 Man.’s SLA Committee in January/2021 seeking an On-Premises License with 4:00 AM closing hours seven (7) days a week, consistent with their license at their location at 58 Bleecker St. that they are seeking to move; CB2 received correspondence and heard testimony from residents living in the immediate area both in favor and in opposition to the licensing of these premises, some residents opposed being directly impacted and living in the building immediately adjacent to the premises proposed to be licensed; a NoHo Bowery Stakeholders representative also appeared at the meeting requesting a number of concessions from the Applicant including a reduction in hours and many stipulations which protect the quality of life of immediate surrounding neighbors; it being apparent to CB2 and there being a request by the Applicant to lay the instant application over in an effort to work with representatives from adjacent buildings and a representative of the NoHo Bowery Stakeholders on a stipulations agreement and to better understand where there was and was not agreement in the proposed method of operation at the new location; and

vii. Whereas, the Applicant appeared at CB2 Man.’s SLA Committee in February 2021 to present an update on furthering discussions with adjacent building representatives and a representative of the NoHo Bowery Stakeholders and again requested to lay the instant application over while they continued discussions with area residents, it becoming apparent that most issues were agreed upon except two critical areas — hours of operation and overall occupancy; and

viii. Whereas, during this month’s March CB2, Man.’s SLA Committee meeting, the NoHo Bowery Stakeholders forwarded and presented a memorandum summarizing and outlining the results of the more than six (6) calls/meetings the Applicant held with concerned resident/owners and indicating the areas where there was and was not agreement regarding the terms of the instant application; this memorandum illustrating that the hours of operation with a 4:00 AM closing time seven (7) days a week and a desired patron capacity of over 200 were the remaining overriding concerns; and

ix. Whereas, residents of the immediate area also appeared and wrote CB2, Man. both in favor and against the instant application, including the Presidents or representatives of two large co-op buildings located across the street and a building with 14 units next door to the location who both wrote in opposition; and

x. Whereas, issues that were raised by those in opposition to the application included that the location had not been previously licensed, that this area on Broadway was substantively different than the previous area 280 ft. away on the corner of Crosby St. and Bleecker St., that this location on Broadway was overwhelmingly residential in character despite it being a commercial district; that, while it appeared that this operator had no violations or known complaints, their patrons were responsible for public urination and vomiting along Crosby Street and regular rowdy late night behavior, notwithstanding the issues with homeless encampments, there were concerns of late-night noise on Broadway as a result of patrons smoking outside and coming and going, the building immediately next door being in opposition to a bar at this location regardless of hours or patron capacity; and

xi. Whereas, some Committee Members from CB2 Man.’s SLA Committee questioned the 4:00 AM closing time from Thursdays to Saturdays in light of the opposition presented by those directly impacted by the Bar being relocated to a location that has not previously had an On-Premises License, those Committee Members suggesting the better alternative would be for a 2:00 AM closing during these same nights; and

xii. Whereas, issues raised by those in support included that this establishment has been part of the fabric of the community and part of the identity of NoHo for 30 years, that moving 280 feet around the corner to Broadway was appropriate and would allow them to continue as part of the neighborhood, that the principles were highly experienced and that they had a security firm that they had worked with for many years, that this location was first and foremost a neighborhood bar and operated as such, that the dart leagues and pool leagues were unique in the area at this point, most other similar establishments having long vacated the area; many found the late-night hours favorable and expressed that this business specifically was one of the few long-standing late-night neighborhood bars that actually serviced the local community and very specifically some local 2nd shift workers; and

xiii. Whereas, the applicant provided compelling testimony including a team of principles with many years of experience and the ability to responsibly operate the establishment at later hours as evidenced by having no official complaints while being known as a late-night neighborhood bar, often with a regular group of locals and local 2nd shift workers; it should be pointed out many proclaim they will become this type of establishment without evidence, the applicant having operated this same business around the corner for 30 years; and

xiv. Whereas, after discussion and to meet concerns of the committee and residents, the application being subject to the public interest standard of the 500 foot rule, the applicant agreed to stipulate to reduce the proposed hours of operation for the instant application to 11:00AM to 2:00 AM Sundays through Wednesdays and 11:00 AM to 4:00 AM Thursdays through Saturdays; and was specifically willing to limit overall patron occupancy to not more than 180 persons exclusive of staff; the premises will have approximately 20 tables with 94 seats and one (1) stand-up bar with 24 seats with additional patron seating around the front counter and rear pool tables and dart boards; and

xv. Whereas, the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. which will be incorporated into the “Method of Operation” of the On-Premises Liquor License, with those stipulations as follows:

Prior to Opening

1. Will obtain a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for the store front premises proposed as well as a Place of Assembly Certificate of Operation prior to issuance of license. Will keep both current at all times.
2. Will install a double vestibule in the interior of the premises at the entryway.
3. Will strongly advocate installation of a landmark-approved double awning above the entryway on Broadway.
4. The Applicant will install a sound system following the recommendations made by Acoustilog in their January 22, 2021 report to the Applicant regarding speaker size and arrangement, limits on volume, speaker placement, etc. This report was created following acoustic tests done in the premises on January 20, 2021. No speakers will be within six (6) feet of the front door. There will be no subwoofers. Speakers will not be mounted directly against the ceiling or any walls. A limiter will be installed and locked with a password to prevent the sound system from exceeding a pre-determined sound level.

- a. The Applicant will conduct a second sound evaluation prior to opening that will establish a permitted maximum volume for the venue's interior sound system after testing at the north walls of the residencies at 644 Broadway. It is advisable that this testing occur after 6:00 p.m. when there is less ambient noise on Broadway. The permitted maximum volume will then be regulated by the installed limiter.
5. There will be a new condenser installed for the HVAC system. In the event of any excessive exterior HVAC system sound, a testing period will be established for not less than one week during normal hours of daytime and evening operation. Affected residents with property contiguous to the building agree to make available and provide access to at least one unit and/or building for the installation and monitoring of sound meter device(s).

Upon Opening

6. The premises will operate as a tavern / bar with less than a full-service kitchen serving food items such as burgers, fried chicken, salads and snacks until closing each night. The hours of operation are 11:00 AM to 2:00 AM Sundays* through Wednesdays and 11:00 AM to 4:00 AM Thursdays through Saturdays.
*The premises will operate from 11:00 AM. to 4:00 AM on the Sundays that are part of the following holiday weekends when the observed holiday falls on or between Thursday through Monday: New Year's Day, Martin Luther King Day, Presidents' Day, Memorial Day, Independence Day, Labor Day, Indigenous Peoples' Day, Veterans Day and Thanksgiving.
7. The maximum patron occupancy will be 180 persons (exclusive of staff).
8. There will be no patron use of the basement. All wet garbage stored in the basement will be placed in vermin-proof containers. There will be regular extermination services provided by Crown Sparrow Pest Control, or a similar service should they no longer be available.
9. There will only be one (1) stand-up bar with 24 seats, approximately 20 tables with 94 seats and additional patron seating around the front counter, pool tables and dart board.
10. There will be no more than seven (7) televisions no larger than 65", there will be one projector, dart boards and no more than two (2) pool tables.
11. Will not operate a backyard garden or any outdoor area including any pandemic-related temporary or any permanent sidewalk or roadbed seating for commercial purposes.
12. Will not utilize lighted signage on the interior or exterior front windows or within 18'8" of the interior doorway.
13. The entry double vestibule will be used to minimize any sound escaping to the exterior sidewalk, with all doors closed at all times except for patron ingress and egress. There will be no other operable doors or windows aside from the emergency exit.
14. Will use pipe receptacles by the exterior entrance for discarding of smoking materials. There will be no sand buckets and a maximum of two (2) pipe receptacles.
15. All garbage and refuse will be stored internally in a protected storage area and taken directly to Broadway to hauler no earlier than 7:00 AM. There will be no use of Jones Alley at any time.
16. There will be daily street cleaning to wash and scrub down the sidewalk outside the premises no later than 8:00 AM or as close to that time as possible should hauler pick-up occur later.
17. **Security:** will utilize the services of Iron Flag Security Services, or a similar service should Iron Flag Security no longer be available, in the following manner:
 - Sundays / Mondays: minimum one (1) security person
 - Tuesdays / Wednesdays: minimum two (2) security persons
 - Thursday–Saturdays: minimum three (3) security persons

Security Schedule

Mondays – Fridays: starting no later than 5:00 PM to closing

Saturdays / Sundays: starting no later than 1:00 PM to closing

Video Surveillance – 24/7 on Broadway

18. Will not have unlimited drink or unlimited food and drink specials or discounted shots.
19. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products. There will be no pitchers of pre-made cocktails. There may be pitchers of sangria or beer.
20. All food will be prepared via convection or microwave ovens or air-frying. There will be no venting and all equipment to be used will follow DOB guidelines for a non-vented kitchen.
21. There will be no dancing, no promoted events, no scheduled performances or events where a cover fee is charged, no live music; there will be no DJs with the exception of events as described below.
22. There will be a maximum of six (6) events per year with DJs to accommodate event contractor requests (weddings, birthday parties, etc.). This stipulation additionally limits buy-out events to three (3) per year. These events will follow all other stipulations, including limitations on sound. There will be no additional speakers used at any event.
23. Will provide advance notification to building liaisons of 644 Broadway, 652 Broadway, 77 Bleecker Street, 88 Bleecker Street, 1-5 Bond Street and President of NoHo-Bowery Stakeholders for any events and will detail protocols to protect neighbors from unusual disturbance.
24. The premises will be operated so as to comply with all NYC Noise Code standards. No music will be audible in any adjacent residences at any time.
 - a. If any reasonable complaint is made to the Applicant and any measures taken to remedy the complaint prove insufficient to resolve the issue, Applicant agrees to, at their own expense, conduct additional sound testing to assure that any amplified or non-amplified sound or HVAC system sound does not exceed regulations outside or inside the contiguous residences beyond NYC noise code.
25. Applicant will assign at least one person (“Community Liaison”) who will be available to speak with residents and/or NoHo-Bowery Stakeholders through a designated phone number during normal weekday business hours concerning any matter related to compliance with these stipulations or other complaints that might arise.
26. A copy of the executed stipulations will be kept in the immediate vicinity of the liquor license and will be presented to appropriate persons anytime police respond regarding quality-of-life or public safety issues covered in the stipulations agreement or any inspections are conducted covering areas outlined in the stipulations agreement.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for a removal and new On-Premises Liquor License in the name of **Bleecker Street Bar Corp. d/b/a Bleecker Street Bar, at 648 Broadway, New York, NY 10012**, unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” for their On-Premises Liquor License; and

THEREFORE BE IT FURTHER RESOLVED that CB2, Man. recognizes that there continues to be opposition to the application and requests that, despite the affirmative recommendation of approval with stipulations, this application be placed before the Members of the Authority for final determination.

Vote: Passed, with 31 Board members in favor, 12 in opposition (K. Berger, R. Chattree, R. Ely, S. Gammie, L. Rakoff, S. Russo, F. Sigel, G. Silvera Seamans, S. Smith, C. Spence, S. Wittenberg, A. Wong) and 1 abstention (A. Zeldin).

4. EK1 NY Inc. d/b/a Newsbar, 107 University Place 10003 (New RW – Café)

i. Whereas, the Applicant the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committees #1 & #2 to present an application to the NYS Liquor Authority for a new Restaurant Wine License to operate a coffee shop, café and newsstand in an C1-7-zoned, six (6)-story, mixed use building (c. 1940) on University Place between East 12th and East 13th Streets (Bock #564/Lot #4); and

ii. Whereas, the previously unlicensed storefront location is approximately 1,618 sq. ft., with 1,122 sq. ft. on the ground floor store level connected by an interior staircase to an additional 496 sq. ft. in the basement (for use by employees only); the premises will have four (4) tables with 12 seats with one (1) stand-up bar/food counter with zero (0) seats; there is one (1) door which will serve as patron ingress and egress and one (1) bathroom; the Applicant presented a valid Certificate of Occupancy for the premises; there is no sidewalk café included with this application; and

iii. Whereas, the Applicant’s agreed to hours of operation will be Sundays from 8:00 AM to 6:00 PM and Mondays through Saturdays from 7:00 AM to 6:00 PM; music will be quiet background only consisting of music from iPod/CD’s); there will be no wait service to the outdoor benches and no consumption of alcohol by patrons seated on the outdoor benches; there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no televisions, no velvet ropes or metal barricades, no security personnel/door staff; and

iv. Whereas, the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. which will be incorporated into the “Method of Operation” of the Restaurant Wine License, with those stipulations as follows:

1. Premise will be advertised and operated as a coffee shop, café and newsstand.
2. The hours of operation will be Sundays from 8:00 AM to 6:00 PM and Mondays through Saturdays from 7:00 AM to 6:00 PM. Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will operate as less than a full-service restaurant but will serve food during all hours of operation.
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 café or pandemic-related, temporary sidewalk or roadbed seating).
7. Sidewalk café is not included in this application.
8. Any outdoor benches will be placed parallel and adjacent to the licensed premises.
9. Will play quiet, ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
10. Will close all doors and windows at 6:00 PM every night, allowing only for patron ingress and egress.
11. Will not install or have French doors, operable windows or open facades.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. There will be no service of alcohol to patrons seated on outdoor benches and patrons may not purchase alcohol inside for consumption on outdoor benches.

16. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
17. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
18. Will not change any principals prior to submission of original application to SLA.
19. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doorman.
20. Any pandemic-related, temporary sidewalk or roadbed seating ends by 6:00 PM (all patrons will be cleared by this hour and area closed); no speakers or music played outdoors and no interior speakers positioned to face outside.
21. All pandemic-related, temporary sidewalk and/or roadbed seating will be removed once the program authorizing it expires.
22. Will appear before CB2, Manhattan prior to submitting plans for permanent sidewalk or roadbed dining.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for a new Restaurant Wine license in the name of **EK1 NY Inc. d/b/a Newsbar, 107 University Place 10003**, unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA On-Premises Liquor License.

Vote: Unanimous, with 44 Board members in favor.

5. Moose Goose Holding, Inc. d/b/a The Grey Dog Mulberry, 244 Mulberry Street – North Store, 10013 (Transfer, New OP – Restaurant)

i. Whereas, the Applicant the Applicant’s Attorney appeared before CB2, Manhattan’s SLA Committees #1 & #2 to present an application to the NYS Liquor Authority for a new On-Premises Liquor License to operate a full-service neighborhood restaurant serving American comfort for breakfast, lunch and dinner in an C6-2-zoned, seven (7)-story, mixed use building (c. 1900) on Mulberry Street between Spring and Prince Streets (Bock #494/Lot #15); and

ii. Whereas, the premises has been operated as The Grey Dog with a Restaurant Wine license (#1256468) since 2011; the Applicants being part owners of that business and managing the day to day operations since inception; the instant application is the result of the Applicants becoming majority owners of the business and seeking an On-Premises Liquor License; and

iii. Whereas, The Grey Dog Mulberry will continue to operate as a full-service neighborhood restaurant serving breakfast, lunch and dinner in a licensed premises of approximately 2,800 sq. ft. which is comprised of a ground floor space including a partially enclosed outdoor space which is located within the property line in the entry area, with 24 tables and 50 seats, and one (1) stand up bar with no (0) seats which is used as a service counter only; and

iv. Whereas, the hours of operation will be 7:00 AM to 12:00 AM Sundays through Saturdays; 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 stand up bars and all food and alcohol service will be by waitstaff to seated patrons only; all doors and windows will close by 9:00 PM every night (or as soon thereafter as reasonably practicable without disturbing a seated patron); there are no TVs; there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no televisions, no velvet ropes or metal barricades, no security personnel/door staff; and

v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. which will be incorporated into the “Method of Operation” of the On-Premises License, with those stipulations as follows:

1. Premise will be advertised and operated as a neighborhood restaurant serving American comfort food.
2. The hours of operation will be from 7:00 AM to 12:00 AM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
3. Will operate a full-service restaurant serving healthy American comfort food for breakfast, lunch and dinner with the kitchen open and the full menu available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not have any stand-up bars.
5. All food and alcohol service will be to seated patrons by wait staff only.
6. Will not have televisions.
7. Will not operate a backyard garden or any outdoor area for commercial purposes (not including license sidewalk café or pandemic-related, temporary sidewalk or roadbed seating).
8. Will not have a sidewalk café now or in the future.
9. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
10. Will close all doors and windows at 9:00 PM (or as soon thereafter as reasonably practicable without disturbing a seated patron) every night, allowing only for patron ingress and egress.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.”
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not change any principals prior to submission of original application to SLA.
17. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doorman.
18. There will be no service to patrons on sidewalk, will not have exterior counters.
19. Any pandemic-related, temporary sidewalk or roadbed seating ends by 11:00 PM (all patrons will be cleared by this hour and area closed no speakers or music played outdoors and no interior speakers positioned to face outside).
20. All pandemic-related, temporary sidewalk and/or roadbed searing will be removed once the program authorizing it expires.
21. Will appear before CB2, Manhattan prior to submitting plans for permanent roadbed dining.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for a new On-Premises Liquor License in the name of **Moose Goose Holding, Inc. d/b/a The Grey Dog Mulberry, 244 Mulberry Street – North Store 10013**, unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA On-Premises License.

Vote: Unanimous , with 44 Board members in favor.

6. Moose Goose Holding, Inc. d/b/a The Grey Dog University, 90 University Place, 10003 (Transfer, New OP – Restaurant)

i. Whereas, the Applicant the Applicant’s Attorney appeared before CB2, Manhattan’s SLA Committees #1 & #2 to present an application to the NYS Liquor Authority for a new On-Premises Liquor License to operate a full-service neighborhood restaurant serving American comfort for breakfast, lunch and dinner in an C1-7 zoned, three (3)-story, mixed use building (c. 1940) on University Place between East 11th and East 12th Streets (Bock #569/Lot #22); and

ii. Whereas, the premises has been operated as The Grey Dog with a Restaurant Wine license (#1188724) since 2007; the Applicants being part owners of that business and managing the day to day operations since inception; the instant application is the result of the Applicants becoming majority owners of the business and seeking an On-Premises Liquor License; and

iii. Whereas, The Grey Dog Mulberry will continue to operate as a full-service neighborhood restaurant serving breakfast, lunch and dinner in a licensed premises of approximately 2,200 sq. ft. which is comprised of a ground floor space of 1,100 sq. ft. connected by an interior staircase to a cellar space of 1,100 sq. ft. which is used for the kitchen and storage with no patron access; there are 16 tables and 34 seats, and one (1) stand up bar with no (0) seats which is used as a service counter only; and

iv. Whereas, when reviewing this application with the applicant he indicated, though uncommon, he previously would serve beer by the pitcher to his customers and planned to continue to do so in the future despite concerns being raised about promoting the purchase of inexpensive pitchers of beer for college students, the applicant assuring the Committee that this type of activity would not take place at his business; and

v. Whereas, the hours of operation will be 7:00 AM to 12:00 AM Sundays through Saturdays; 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 stand up bars and all food and alcohol service will be by waitstaff to seated patrons only; will not promote drinks containing spirits on sidewalk A-frames and/or folding “sandwich boards”; all doors and windows will close by 9:00 PM every night; there are no TVs; there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no televisions, no velvet ropes or metal barricades, no security personnel/door staff; and

v. Whereas, the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. which will be incorporated into the “Method of Operation” of the On-Premises License, with those stipulations as follows:

1. Premise will be advertised and operated as a neighborhood restaurant serving American comfort food.
2. The hours of operation will be from 7:00 AM to 12:00 AM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
3. Will operate a full-service restaurant serving healthy American comfort food for breakfast, lunch and dinner with the kitchen open and the full menu available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not have any stand-up bars.
5. All food and alcohol service will be to seated patrons by wait staff only.
6. Will not have televisions.

7. Will not operate a backyard garden or any outdoor area for commercial purposes (not including license sidewalk café or pandemic-related, temporary sidewalk or roadbed seating).
8. Will not have a sidewalk café now or in the future.
9. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
10. Will close all doors and windows at 9:00 PM every night, allowing only for patron ingress and egress.
11. Will not install or have French doors, operable windows or open façades.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.”
15. Will not promote drinks containing spirits on sidewalk A-frames and/or folding “sandwich boards.”
16. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
17. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
18. Will not change any principals prior to submission of original application to SLA.
19. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doorman.
20. Any pandemic-related, temporary sidewalk or roadbed seating ends by 11:00 PM (all patrons will be cleared by this hour and area closed no speakers or music played outdoors and no interior speakers positioned to face outside).
21. All pandemic-related, temporary sidewalk and/or roadbed seating will be removed once the program authorizing it expires.
21. Will appear before CB2, Manhattan prior to submitting plans for permanent roadbed dining.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for a new On-Premises Liquor License in the name of **Moose Goose Holding, Inc. d/b/a The Grey Dog Mulberry, 90 University Place, New York NY 10003**, unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA On-Premises License.

Vote: Unanimous, with 44 Board members in favor.

7. The Spot Barbershop Bond & Bowery, LLC d/b/a The Spot, 332 Bowery 10012 (New OP – Previously Unlicensed Location)

- i. **Whereas**, the Applicant’s Attorney and Applicant’s General Counsel appeared before CB2, Manhattan’s SLA Licensing committee to present an application to the Liquor Authority for a new On-Premises Liquor License to operate a barber shop in a ground floor storefront located in a four story brick townhouse building (circa 1915) on Bowery between Bond and Great Jones Streets in NoHo; and,
- ii. **Whereas**, this storefront was operated for years as various retail stores, the most recent being the flagship store for Burkelman, a retailer selling lifestyle products for the home, this particular location having never been licensed for the service of alcohol or for eating and drinking, the Applicant presenting a certificate of occupancy allowing for a store, use group 6; and

iii. Whereas, the ground floor storefront is roughly 2,200 sq. ft., there is no kitchen or food prep venue, there is a basement but the existence of the lower level basement space was not initially disclosed on the submitted questionnaire, the square footage for the basement not being provided, at the front portion of the premises there will be a full-service bar open to the public serving an assortment of high-end drinks (rum, vodka, whisky, gin), wine and beer products with nine (9) seats, food service will be minimal, described as “snacks”, in addition to one bathroom and twelve haircutting stations in the rear space separated by a fixed full barrier with rolling door; local health regulations prohibit the consumption of food or beverages in areas specifically designated to cut hair including prohibiting patrons from being served food or drink while seated in barber chairs and having their hair cut; and

iv. Whereas, the hours of operation will be Sunday through Saturday from 9:00 AM to 9:00 PM, there will be two TVs, music being at background levels only, there being no exterior areas for the service of alcohol, no promoted events, no scheduled performances or cover fees; and

v. Whereas, there was opposition from the Community to this application, the NoHo Bowery Stakeholders, representing 25 individuals and 38 residents/owners contiguous to this storefront address, to the granting of a full liquor license at this location, concerned that after a license is granted at this location it will pave the way for another late-night drinking establishment at the location in the future, citing the growth of liquor licenses in this area and the excessive saturation of existing liquor license establishments, the adjacent storefront to this location having only recently obtained a new On-Premises license for the very first time in 2019, a search of the area on the NYSLA mapping system demonstrating 59 active On-Premises Liquor Licenses with a 750-foot radius and as many as 200 within a 1,500 sq. ft.-radius of this particular storefront; and

vi. Whereas, this application being subject to the 500 foot rule requiring the Applicant to satisfy the public interest standard for adding another licensed establishment in this area, the area already being saturated with licensed establishments, there being questions raised about the appropriateness of the full service bar, serving mixed drinks and hard spirits in a barbershop, the Applicant not willing to consider, in the alternative, a beer and wine license instead of full service liquor; and

vii. Whereas, the Applicant operates other barbershops in Miami, Florida where the service of alcohol is provided complimentary to guests and local laws allow the service of drinks to customers while they are seated in barber chairs and do not require separations into two areas, the Applicant’s CEO being quoted in a news article promoting their expansion and franchising efforts in other cities, including SoHo/NoHo, where it plans to open “an exclusive 2,400 sq. ft. two-story shop with a private cellar directly beneath it...[which will] be transformed into a private lounge and club for members to congregate while enjoying premium spirits”, the Applicant’s attorney when confronted with this news article acknowledging the unidentified basement space to the instant storefront at 332 Bowery but denying that the basement was a part of their application at this time; and

viii. Whereas, while the concept of a barbershop with complimentary drinks is not the primary objection being raised by this application, there being no known license in NYS that can provide for the service of distilled spirits in a hair salon or barbershop in the manner requested here, even though it is acknowledged that a complementary drink, alcoholic or non-alcoholic, is often provided at hair salons and/or barber shops, albeit done without a liquor license; rather it is the requirement being presented here that the barber shop also operate as a full-service bar serving distilled spirits that is objectionable, when a beer and wine license would be more appropriate and reasonably provides for a similar experience as what is being sought in this application, and would not be subject to the 500 foot standard which must be met before the issuance of the license, a standard that was implemented to limit the impact of such licensing in an urban setting as currently exists here; and

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of the alteration application for the existing On-Premises License for **The Spot Barbershop Bond & Bowery LLC d/b/a The Spot, 332 Bowery 10012**; and

BE IT FURTHER RESOLVED that should this application be considered by the SLA, CB2, Manhattan respectfully requests that this item be calendared to appear before the Full Board of the SLA.

THEREFORE, BE IT FURTHER RESOLVED that if this application is considered by the SLA, despite CB2, Manhattan's recommendation to deny this application, CB2 requests that the SLA conduct a 500-foot hearing.

Vote: Passed, with 37 Board members in favor, 5 in opposition (J. Kiely, M. Metzger, B. Pape, S. Russo, R. Sanz) and 2 abstentions (D. Gruber, A. Zeldin).

8. AW Hospitality LLC, d/b/a TBD, 244 West 14th Street 10014 (New OP – Restaurant)

i. Whereas, the Applicant appeared before CB2, Manhattan's SLA Committees #1 & #2 to present an application to the NYS Liquor Authority for a new On-Premises Liquor License to operate a full-service, high-end steakhouse restaurant in the ground floor and basement of a C6-2A-zoned, 2-story commercial building (c. 1920) on West 14th Street between 7th and 8th Avenues (Bock #618/Lot #10); and

ii. Whereas, the storefront is approximately 9,730 sq. ft. (4,865 sq. ft. on the ground floor and 4,865 sq. ft. in the cellar, the cellar being accessed by two interior staircases); there will be approximately 27 tables with 54 seats, five (5) banquets with approximately 36 seats and one (1) bar with approximately 10 seats on the ground floor and approximately 33 tables with 66 seats and one (1) bar with approximately 10 seats in the cellar for total patron seating of approximately 176 persons but not to exceed 200 patrons; the kitchen is located on the ground floor with offices and storage in the cellar level; contrary to the plans presented, there will be no karaoke bar or photo booth in the licensed premises; there are three (3) bathrooms on the ground floor and two (2) bathrooms in the cellar; there is one (1) entry area with four doors opening to a vestibule that will be used for patron ingress and egress; there is one interior stairwell in the eastern-most side of the vestibule leading to the cellar and another stairwell in the rear of the premises that leads to the cellar; and

iii. Whereas, the premises had previously been operated as the nightclub Up and Down from 2009 until 2020, receiving multiple disciplinary actions and community complaints; and

iv. Whereas, the instant application is to operate both floors of the premises as a full-service, high-end steakhouse restaurant with the kitchen open and full menu items available until closing every night; the Applicant's agreed to hours of operation are 12:00 PM to 12:00 AM Sundays through Tuesdays and 12:00 PM to 2:00 AM Wednesdays through Saturdays; music will be quiet ambient background only consisting of music from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music) throughout the entire licensed premises with the exception of private parties in the basement, at which time there may be occasional live music in the form of a jazz trio, flamenco guitarist or acoustic trio or a DJ; and

v. Whereas, the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. which will be incorporated into the "Method of Operation" of the On-Premises Liquor License, with those stipulations as follows:

1. Premise will be advertised and operated as a high-end steakhouse.

2. The hours of operation will be from 12:00 PM to 12:00 AM Sundays through Tuesdays and 12:00 PM to 2:00 AM Wednesdays through Saturdays. No patrons will remain after stated closing time.
3. Will operate a full-service restaurant on both floors of the premises, specifically a high-end Steakhouse with the kitchen open and the full menu available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including license sidewalk café or pandemic-related, temporary sidewalk or roadbed seating).
7. Will not have a sidewalk café now or in the future.
8. Will play quiet ambient recorded background music only throughout entire licensed premise with the exception of private parties in the basement, at which time there may be occasional live music and/or a DJ. No music will be audible in any adjacent residences anytime.
9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
10. Will not install or have French doors, operable windows or open façades.
11. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk. No patron lines/ID checks on sidewalk. ID/Security checks to take place inside licensed premises.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
17. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
18. Will not change any principals prior to submission of original application to SLA.
19. Will not have: dancing, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doorman.
20. Any pandemic-related, temporary sidewalk or roadbed seating ends by 11:00 PM (all patrons will be cleared by this hour and area closed no speakers or music played outdoors and no interior speakers positioned to face outside).
21. All pandemic-related, temporary sidewalk and/or roadbed seating will be removed once the program authorizing it expires.
21. Will appear before CB2, Manhattan prior to submitting plans for permanent roadbed dining.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for a new On-Premises Liquor License in the name of **AW Hospitality LLC, d/b/a TBD, 244 West 14th Street 10014**, unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA On-Premises License.

Vote: Unanimous, with 44 Board members in favor.

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

9. Isabella 196 Spring, LLC d/b/a Piccola Cucina, 196 Spring St. 10012 (RW-Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 2, 2021 the Applicant requested to layover this application to March/2021 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; and

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 **Isabella 196 Spring, LLC d/b/a Piccola Cucina, 196 Spring Street 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 44 Board members in favor.

10. Pro Action NY, LLC d/b/a TBD, 195 Spring St. 10012 (OP-Restaurant) (Sidewalk Café)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 2, 2021 the Applicant requested to layover this application to March/2021 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; and

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 **Pro Action NY, LLC d/b/a TBD, 195 Spring 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 44 Board members in favor.

11. Moose Goose Holding, Inc. d/b/a The Grey Dog MacDougal, 79 MacDougal Street 10012 (New OP – Restaurant)

Whereas, following this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 2, 2021 the Applicant requested to withdraw this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Man. should they decide to proceed at some time in the future; and,

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 **Moose Goose Holding, Inc. d/b/a The Grey Dog MacDougal, 79 MacDougal Street 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 44 Board members in favor.

12. Sum Yung Gai, LLC d/b/a TBD, 17 E. 12th St. 10003 (OP-Restaurant)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 2, 2021 the Applicant requested to layover this application to March/2021 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; and

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 **Sum Yung Gai, LLC d/b/a TBD, 17 E. 12th St. 10003** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 44 Board members in favor.

13. An Entity to be Formed by Justin Grant d/b/a TBD, 356 Bowery 10012 (OP-Bar/Tavern) (DJ)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 2, 2021 the Applicant requested to layover this application to March/2021 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; and

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 An Entity to be Formed by **Justin Grant d/b/a TBD, 356 Bowery 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 44 Board members in favor.

14. Sabor Argentino Corp. d/b/a TBD, 57 Seventh Avenue South 10014 (New Restaurant Wine)

i. Whereas, the Applicant appeared before CB2, Manhattan's SLA Licensing committee to present an application to the NYS Liquor Authority for a new Restaurant Wine license to operate a "family friendly restaurant" serving "Argentine cuisine," within a ground floor storefront in an C2-6 zoned 1928 four-story mixed-use building (block 587, Lot 20) on Seventh Avenue South, between Morton and Commerce Street in the NYC Landmarks Commission designated Greenwich Village Historic District; and,

ii. Whereas, the storefront location to be licensed is 700 Sq. Ft., and will have 5 tables with 14 seats and one (1) stand-up bar with 3 seats, for a total of 17 seats; the Applicant has a LNO from NYC Department of Buildings for this use; and,

iii. Whereas, the applicant stipulated that hours of operation from 11AM to 12 AM, Sunday to Saturday, seven days a week; and, that all doors and windows face Seventh Avenue South and will be closed by 11PM every evening; and, that entertainment would be background music only not audible outside the premises; and, that there would be no televisions; and,

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

1. Premise will be advertised and operated as a “family friendly restaurant introducing Argentine cuisine to the neighborhood.”
2. Premise hours of operations will be 11 AM to 12 AM, Sunday-Saturday (7 days a week). Premises will open no later than stated opening time and **NO** patrons will remain after stated closing times.
3. Premise will operate as a full-service restaurant serving Argentine cuisine with the kitchen open and full menu items available until closing every night.
4. Premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premise to be operated in that manner.
5. Premises will not have televisions.
6. Premises will not operate a backyard garden or any outdoor area for commercial purposes. (not including licensed sidewalk café or pandemic-related, temporary sidewalk or roadbed seating).
7. A sidewalk café is not included in this application.
8. Premises will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
9. Premises will close all doors and windows at 11 PM every night, allowing only for patron ingress and egress.
10. Premises will not make changes to the existing façade except to change signage or awning.
11. Premises will comply with all NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
12. Premises 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 sale of bottles of alcohol except for the sale of bottles of beer or wine products.
14. Applicant or successors will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Applicant will not change principals prior to submission of original application to the SLA.
16. Premises will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/doorman.
17. Any pandemic-related, temporary sidewalk or roadbed seating will end by 11 PM (all patrons will be cleared by this hour and area closed); no speakers or music will be played outdoors and no interior speakers will be positioned to face outside.
18. All pandemic-related temporary sidewalk and/or roadbed seating will be removed once the program authorizing it expires.
19. Applicant or successors will appear before CB2, Manhattan prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of a new Tavern Wine license for **Sabor Argentino Corp. d/b/a TBD, 57 Seventh Avenue South 10014** unless the statements presented by the Applicant are accurate and complete, and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” on its Restaurant Wine License.

Vote: Unanimous, with 44 Board members in favor.

15. Wine & Vintages, Inc. d/b/a Cork, 69 Thompson Street 10012 (Tavern Wine—Wine Bar)

Whereas, the Applicant appeared before CB2, Manhattan’s SLA Licensing committee to present an application to the NYS Liquor Authority for a new Tavern Wine license to operate a “wine and tapas bar” serving “small plates and cheese boards,” within a ground floor storefront in an R7-2 zoned 1900 five-story, mixed-use walk-up building (block 489, Lot 32) on Thompson Street, between Broome and Spring Streets in the NYC Landmarks Commission designated Sullivan-Thompson Historic District; and,

Whereas, the storefront location to be licensed is exactly 1000 sq. ft., and will have 10 tables with 20 seats and one (1) stand-up bar with 8 seats, for a total of 28 seats; and applicant has specified an occupancy of 40; and has a LNO from NYC Department of Buildings for this use; and,

Whereas, the applicant stipulated that hours of operation from 11AM to 11 PM Sunday, and 11AM to 12 AM Monday to Saturday; and, that all doors and windows will be closed by 10PM every evening; and, that entertainment would be background music only, and not audible outside the premises; and, that there would be no televisions; and,

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

1. Premise will be advertised and operated as a “wine bar with small plates and charcuterie boards.”
2. Premise hours of operations will be 11 AM to 11 PM Sunday and 11 AM to 12 AM Monday to Saturday. **NO** patrons will remain after stated closing times.
3. Premise will operate with less than a full-service kitchen, but will serve food during all hours of operations.
4. Premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premise to be operated in that manner.
5. Premises will not have televisions.
6. Premises will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café or pandemic-related, temporary sidewalk or roadbed seating).
7. A sidewalk café is not included in this application.
8. Premises will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
9. Premises will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
10. Premises will not make changes to the existing façade except to change signage or awning.
11. Premises will comply with all NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
12. Premises 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 sale of bottles of alcohol except for the sale of bottles of beer or wine products.

14. Applicant or successors will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Applicant will not change principals prior to submission of original application to the SLA.
16. Premises will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/doorman.
17. Any pandemic-related, temporary sidewalk or roadbed seating will end by 11 PM (all patrons will be cleared by this hour and area closed); no speakers or music will be played outdoors and no interior speakers will be positioned to face outside.
18. All pandemic-related temporary sidewalk and/or roadbed seating will be removed once the program authorizing it expires.
19. Applicant or successors will appear before CB2, Manhattan prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of a new Tavern Wine license for **Wine & Vintages Inc. d/b/a Cork, 69 Thompson Street 10012** 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 its Tavern Wine License.

Vote: Unanimous, with 44 Board members in favor.

16. Church Key Tavern NYC, LLC d/b/a T/B/A 118 Greenwich Ave. a/k/a 234 West 13th Street 10011 (New OP – Restaurant)

i. Whereas, the Applicant appeared before CB2, Manhattan’s SLA Licensing Committee to present an application to the NYS Liquor Authority for a new On Premises license to operate a full-service restaurant focusing on steaks, seafood, with raw bar, flatbreads. pizza and American fare in a ground floor storefront within a five-story apartment building (circa 1890) at the corner of Greenwich Ave. and West 13th Streets, this storefront forming a point at this intersection with the storefront having facades facing both Greenwich Ave. and West 13th Streets, this building falling within NYC LPC’s designated Greenwich Village Historic District; and,

ii. Whereas, the corner storefront premise was previously operated as a full-service restaurant (Rosso Pomodoro 2014 to 2020) with an on-premise license; and,

iii. Whereas, the storefront premise is approximately 3,300 sq. ft. (ground floor 2,100 sq. ft. and basement 1,200 sq. ft.), the basement being for storage and accessory use only to patron bathrooms—no patron service or seating), there is three doorways to enter/exit and a fourth for emergency exit only, all of which are located on Greenwich Avenue, with two bathrooms in the basement, there are some windows that open on Greenwich Avenue but those windows, if opened during business hours will be closed by 10 pm every evening, the Applicant will not be installing new operable windows or French doors to its front facades; and,

iv. Whereas, questions were raised regarding the Applicant’s application materials submitted to CB2, Man., the number of patron seating and diagram submitted not corresponding and being inconsistent with each other, there being concerns raised as to whether the Applicant would be operating as a bar and not a full service restaurant, the Applicant in reply making it absolutely clear his intent was to operate as a full service restaurant, the Applicant thereafter providing an updated questionnaire to CB 2 Man. to clarify the patron capacity to the restaurant for the proposed licensed premise, with 29 interior tables with 103 table seats, one stand up bar with 11 patron seats and 4 additional seats at a pizza counter for a total seating capacity of 118; and,

v. Whereas, the hours of operation will be 10AM to 12AM on Sundays, 11 AM to 12 AM Monday through Wednesday and from 11 AM to 1 AM Thursday through Saturday, there will be quiet ambient recorded background music only and no music will be audible in any adjacent residences anytime; and,

vi. Whereas, there will be no licensed sidewalk café, no backyard garden or other outdoor area for commercial purposes (not including temporary sidewalk or roadbed seating due to Covid-19 Pandemic); and,

vii. Whereas, the Applicant executed a stipulations agreement with CB2, Man. for the purpose of limiting the potential impacts of the business with its residential neighbors, those stipulations being agreed upon and incorporated into their method of operation on their Tavern Wine license, and those stipulations are as follows:

1. The licensed premise will be advertised and operated as a full-service restaurant.
2. The hours of operation will be 10AM to 12AM on Sundays, 11 AM to 12 AM Monday through Wednesday and from 11 AM to 1 AM Thursday through Saturday.
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will have no more than two televisions.
5. Will not operate a backyard garden or any outdoor area for commercial purposes (not including license sidewalk café or temporary open restaurant roadbed seating due to Covid-19 pandemic).
6. Any future sidewalk or roadbed seating will follow all outdoor dining rules and guidelines and end no later than 11 PM (all patrons will be cleared by this hour and area closed); no speakers or music played outdoors and no interior speakers positioned to face outside.
7. All pandemic-related, temporary sidewalk and/or roadbed seating will be removed once the program authorizing it expires.
8. Will appear before CB2, Manhattan prior to submitting plans for permanent sidewalk or roadbed dining.
9. Will not install or have French doors, operable windows or open facades.
10. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
11. The premises will not permit dancing.
12. Will close any windows and doors by 10 pm every night except for patron egress.
13. There will be no licensed sidewalk café.
14. The premises will not have DJs, live music, cover charges, scheduled performances, velvet ropes or barricades on the sidewalk or promoted events, velvet ropes or metal barricades, security personnel/doormen, any event where cover fee is charged.
15. There will be no pitchers of beer and no all you can eat/drink specials or boozy brunches.
16. Will not make changes to the existing façade except to change signage or awning.
17. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine or beer products.
18. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
19. 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 new on premise license to **Church Key Tavern NYC, LLC d/b/a T/B/A 118 Greenwich Ave. a/k/a 234 West 13th Street 10011** unless the statements of the Applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the Applicant relating to the above-stated stipulations are incorporated into the Method of Operation on the On Premise License.

Vote: Unanimous, with 44 Board members in favor.

17. Ama Hospitality Group, LLC d/b/a Ama on Downing, 39 Downing St. 10014 (New OP-Restaurant)

i. Whereas, the Applicant and his Attorney appeared before CB2, Manhattan’s SLA Licensing committee to present an application to the Liquor Authority for a new on premise liquor license to operate a “full-service family restaurant” with Asian raw bar serving seafood in a R-6 zoned 6-story, mixed use tenement style building (circa 1900) on Downing Street between Bedford Street and Varick Street (block #528 lot #77), in a building also known as 31 Bedford Street in Greenwich Village, the building falls within NYC LPC’s designated Greenwich Village Historic District; and,

ii. Whereas, the two-story premise is approximately 2,000 sq. ft., with 1,400 sq. ft. on the ground floor store level and an additional 600 sq. ft. in the basement, and a Certificate of Occupancy consistent with the proposed usage, the premises to be licensed having previously been operated as a Restaurant known as Wind Rose, and before that as Mas Farmhouse, with a similar method of operation as currently being proposed in the instant application; and,

iii. Whereas, the premises will have 24 tables with 55 patron seats, one (1) bar with 6 seats and a window counter with 6 additional seats for a total patron seating capacity of 68 seats, and all seating and service will be on the ground floor, with the basement being used for storage and ancillary purposes only and off limits to patrons; there being one door for patron egress to and from the restaurant, there are no outdoor areas for the service of alcohol and there will not be a sidewalk café now or in the future; and,

iv. Whereas, the hours of operation will be Sunday through Wednesday from 1100AM to 12:00AM and from 11:00 AM to 1:00 AM Thursday through Saturday, all existing doors and windows will remain fixed and closed at all times (except the single front door for patron ingress and egress only), music will be quiet background only consisting of music from ipod/cd’s (i.e. no active manipulation of music – only passive prearranged music), there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no TVs; and,

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

1. The licensed premise will be advertised and operated as a full-service restaurant.
2. The hours of operation will be 11 AM to 12 AM Sunday through Wednesday and from 11 AM to 1 AM Thursday through Saturday.
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will have no televisions.
5. Will not operate a backyard garden or any outdoor area for commercial purposes (not including license Temporary open restaurant roadbed seating due to Covid-19 pandemic).

6. Any future sidewalk or roadbed seating will follow all outdoor dining rules and guidelines and end no later than 11 PM (all patrons will be cleared by this hour and area closed); no speakers or music played outdoors and no interior speakers positioned to face outside.
7. All pandemic-related, temporary sidewalk and/or roadbed seating will be removed once the program authorizing it expires.
8. Will appear before CB2, Manhattan prior to submitting plans for permanent sidewalk or roadbed dining.
9. Will not install or have French doors, operable windows or open facades.
10. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
11. The premises will not permit dancing.
12. All doors and windows will be closed at all times except for patron egress via a single doorway.
13. There will be no licensed sidewalk café.
14. The premises will not have DJ's, live music, cover charges, scheduled performances, velvet ropes or barricades on the sidewalk or promoted events, velvet ropes or metal barricades, security personnel/doormen, any event where cover fee is charged.
15. There will be no pitchers of beer and no all you can eat/drink specials or boozy brunches.
16. Will not make changes to the existing façade except to change signage or awning.
17. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine products.
18. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
19. 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 a new restaurant on-premise liquor license for **Ama Hospitality Group, LLC d/b/a Ama on Downing, 39 Downing St. 10014** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "Method of Operation" on the SLA Restaurant On-Premise Liquor License.

Vote: Unanimous, with 44 Board members in favor.

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

18. Herm, LLC, 203 Spring St. 10012 (OP-Bar/Tavern) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 5, 2021 the Applicant requested to layover this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the 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 **Herm, LLC, 203 Spring 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 44 Board members in favor.

19. Corp. to be formed by Christopher Nelson d/b/a TBD, 95 7th Ave. So. 10014 (OP-Restaurant) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 5, 2021 the Applicant requested to layover this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan 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 **Corp. to be formed by Christopher Nelson d/b/a TBD, 95 7th Ave. So. 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 44 Board members in favor.

20. Corp. to be formed by Steven Bensusan, 117 7th Ave. So. 10014 (OP – Restaurant) (sidewalk café) (withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 5, 2021 the Applicant requested to withdraw this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the 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 **Corp. to be formed by Steven Bensusan, 117 7th Ave. So. 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 44 Board members in favor.

21. Francis Louis, LLC d/b/a Frankie's 570 Spuntino, 570 Hudson St. 10014 (OP-Restaurant) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 5, 2021 the Applicant requested to layover this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the 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 **Francis Louis, LLC d/b/a Frankie's 570 Spuntino, 570 Hudson St. 10014** until CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the the concerns of the Community be fully heard.

Vote: Unanimous, with 44 Board members in favor.

22. C7 Ave. South, LLC d/b/a GST Tavern, 1 7th Ave. So. 10014 (OP-Restaurant) (Corporate Change) (laid over)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 5, 2021 the Applicant failed to appear but after the meeting the Applicant's Representative indicated a mistake in not appearing and requested to lay over this matter another 30 days so that the Applicant can appear and fully present this application to CB2, Man., the Attorney affirming that the applicant will not submit this application to the NYSLA for consideration without returning to CB2, Man.; and,

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 **C7 Ave. South, LLC d/b/a GST Tavern, 1 7th Ave. So. 10014** until CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the the concerns of the Community be fully heard.

Vote: Unanimous, with 44 Board members in favor.

23. 340 Bleecker, LLC d/b/a Amos on Bleecker, 340 Bleecker St. 10014 (OP-Restaurant) (Live Music-Acoustical) (To Allow Operable Windows) (laid over)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 5, 2021 the Applicant requested to layover this application from further consideration, affirming that they 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; and,

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 **340 Bleecker, LLC d/b/a Amos on Bleecker, 340 Bleecker St. 10014** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 44 Board members in favor.

24. Four Green Fields, LLC d/b/a Agave, 130 Seventh Ave. So. 10014 (OP-Café) (Summer Seasonal) (Sidewalk Café-DOT Open Restaurants) (Withdrawn prior to meeting)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 5, 2021 the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2, Manhattan should they decide to proceed at some time in the future; and,

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the 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 **Four Green Fields, LLC d/b/a Agave, 130 Seventh Ave. So. 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 44 Board members in favor.

Respectfully submitted,

Valerie De La Rosa
Secretary
Community Board #2, Manhattan