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



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
Erik Coler, *Assistant Secretary*

COMMUNITY BOARD NO. 2, MANHATTAN

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

FULL BOARD MINUTES

DATE: October 18, 2018
TIME: 6:30 P.M.
PLACE: P.S. 41 (Greenwich Village Elementary School), 116 W. 11th Street, Auditorium

BOARD MEMBERS PRESENT: Susanna Aaron, Keen Berger, Tobi Bergman, Carter Booth, Katy Bordonaro, Anita Brandt, Richard Caccappolo, Erik Coler, Tom Connor, Terri Cude, Chair; Coral Dawson, Valerie De La Rosa, Doris Diether, Cristy Dwyer, Robert Ely, Kathleen Faccini, Cormac Flynn, Joseph Gallagher, Susan Gammie, Jonathan Geballe, Nicholas Gottlieb, David Gruber, Susan Kent, Jeannine Kiely, Patricia Laraia, Janet Liff, Edward Ma, Daniel Miller, Brian Pape, Lois Rakoff, Robert Riccobono, Robin Rothstein, Rocio Sanz, Scott Sartiano, Kristin Shea, Frederica Sigel, Georgia Silvera Seamans, Shirley Smith, Cathy Sullivan, Antony Wong, Adam Zeldin

BOARD MEMBERS ABSENT WITH NOTIFICATION: William Bray, Amy Brenna, Maud Maron, Sandy Russo, Shirley Secunda, Chenault Spence, Susan Wittenberg

BOARD MEMBERS ABSENT: None

BOARD MEMBERS PRESENT/ARRIVED LATE: None

BOARD MEMBERS PRESENT/LEFT EARLY: Lisa Cannistraci, Ritu Chattree

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

GUESTS: Congressman Jerrold Nadler, Robert Atterbury, Congressman Jerrold Nadler's office; Senator Brad Hoylman, Taysha Milagros Clarke, Senator Brad Hoylman's office; Senator Brian Kavanaugh, Venus G-Mullins, Senator Brian Kavanaugh's office; Andrew Chang, Manhattan Borough President Gale Brewer's office; Monica L. Martinez, Assembly Member Yuh-Line Niou's office; Assembly Member Deborah Glick, Charles Anderson, Assembly Member Deborah Glick's office, Patrice Comerford, Council Speaker Corey Johnson's office; Irak Cehonski, Council Member Carlina Rivera's office; Christine Zhou, Manhattan District Attorney Cy Vance, Jr.'s office; Susan Turok, Jonathan Soros, Jonathan Julia, Mimosa Gordon, David Brocer, Briana Baer, Hsing Hsing Li, Gilbert Rein, Eve Kleger, Gabriel Colon, Kristine Kickson, Rich Brown, Linda Clark, Dawn Bauer, Darlene Lutz, Fred Kelly, Cate Roepke, Obie Benz, Eamon Carey, Michelle Roediger, Tom Ogilvie, Anne Marie Brumm, Jennifer Nyp, Hyunhye Bae, Georgette Fleischer, Edris E. Nicholls, Mary Johnson, Henry Sidel, Connie Sopic, Judy Gallent, Chris Mills, Norma Katz, Michael Katz, Dinkar Jetley, Emily Sobel, Briana Bachew, Michael Auerbach, Chris Keplok, Lorie Broser, Jennifer DeCoursey, Cat Travers, Elise Quasebarth, Jonathan Peachey, Merrie Snead, Brenda Levin, Barbara Binswanger Charlton, Lisa Moran, Matthew Volpe, Jon Alagem, Jim Taylor, Lissa So, Richard Lobel, Pete Davies, Annie Tirschwell, Thomas Nakios, Scott Litman, L-Ni Chen, Margot Olavarria

MEETING SUMMARY

Meeting Date – October 18, 2018

Board Members Present – 42

Board Members Absent With Notification – 7

Board Members Absent - 0

Board Members Present/Arrived Late - 0

Board Members Present/Left Early – 2

I. SUMMARY AND INDEX

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II. PUBLIC SESSION

Non-Agenda Items

L-Train Shutdown

Pete Davies spoke regarding how the L-train shutdown plan will affect Kenmare St.

Georgette Fleischer spoke against the current MTA/DOT shutdown mitigation plan.

New York Public Library

Gitano Group/Trinity Church/Neighborhoods United

Darlene Lutz spoke regarding these various establishments/organizations.

Armistice Day

Cormac Flynn announced this event, which will be held on Veterans' Day in Washington Square Park.

Meatpacking BID Harvest Fest

Cate Roepke invited everyone to the upcoming event in the Meatpacking District.

The River Project's Release of the Fishes

Margot Olavarria invited everyone to this annual event.

Young Life

Chris Mills spoke regarding this topic.

Mulberry St. Public Library

Brian Baer reported on programming for the library.

Noise Complaint

Henry Sidel spoke regarding noise cause by the D'Agostino supermarket.

Land Use & Business Development Items

59 Greenwich Ave.-Application for special permit to allow retail use on the 2nd floor; and allow existing non-compliances to remain with respect to distance between legally required windows and rear lot line
Judy Gallent, representing the applicant, spoke in favor of the special permit.

Landmarks & Public Aesthetics Items

272-278 W. 10th St. - Application to construct an addition to the existing school on the existing playground and classroom outbuilding, to be demolished.
Chris Kiplok, Kristine Dickson, Michael Kate, Barbara Charlton, Obie Benz, Edris Nicholls, Ann Tirschwell, Fred Kelly, Scott Litman, Richard Lobel, Tim Olgivie, Dinkar Jetley, Lisa Moran, Jonathan Peachey, Elise Quasebarth, Cat Travers, and Michael Auerbach, spoke regarding this application.

SLA Licensing Items

Siren Retail Corporation, d/b/a Princi, 31 W. 4th St. 10012
Mary Johnson spoke against the proposed liquor license application.

Jomasa, LLC, d/b/a TBD, 110 Greene St. 10012
Jon Alagem spoke in favor of the proposed liquor license application.

III. ADOPTION OF AGENDA

IV. ELECTED OFFICIALS PRESENT AND REPORTING

Congressman Jerrold Nadler

Senator Brad Hoylman

Senator Brian Kavanagh

Monica L. Martinez, Assembly Member Yuh-Line Niou's office

Assembly Member Deborah Glick

Andrew Chang, Manhattan Borough President Gale Brewer's office

Patrice Comerford, Council Speaker Corey Johnson's office

Irak Cehonski, Council Member Carlina Rivera's office

V. ADOPTION OF MINUTES

Adoption of September minutes

VI. BUSINESS SESSION

1. **Chair's Report** Terri Cude reported.

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

STANDING COMMITTEE REPORTS

EXECUTIVE

Budget Priorities

CAPITAL BUDGET REQUESTS – FY 2020

1. Allocate funds for the permanent preservation of the Elizabeth Street Garden, in its entirety, on land owned by NYC Department of Citywide Administrative Services, on a through lot on Elizabeth Street and Mott Streets, between Prince and Spring Streets. (DPR)
2. Allocate funds for the 100,000 square foot Bleecker Street School. (SCA)
3. Allocate funds for the concrete widening of the subway triangle on 7th Ave. S. between Grove and Christopher Sts. and on Grove St. between W. 4th St and 7th Ave. S. (DOT)
4. Allocate funds to refurbish walls, floors and ceilings in the West 4th Street subway station and add full disabled access by elevator at the northern end of the station. (NYCT)
5. Request for funds to be allocated for resiliency efforts to shore up the west side of Community District 2 along the Hudson River Park. (DPR)
6. Allocate funds for the redevelopment of Pier 40. (HRPT?)
7. Allocate funds for the complete renovation of the Tony Dapolito Recreation Center. (DPR)
8. Allocate funds for a homeless youth center, including those who are LGBTQ, where they are safe, respected, counseled, and cared for, becoming healthy and productive adults. (DHS)
9. Allocate funds to renovate all the senior centers at which Greenwich House provides meals and programming. (DFTA)
10. Allocate funds to Judson Memorial Church nonsectarian nonprofit affiliate (in formation) to replace aging and overused lift with new elevator to promote ADA accessibility to 2nd & 3rd floor program spaces. (Agency?)

11. Allocate funds for a new full service hospital with a Level 1 Trauma Center needed in the CB2 community since the closing of St. Vincent's Hospital. (DOH)
12. Allocate funds for technology improvements, including laptops and carts for MS 297, P751, PS 3, PS 130, City-As-School High School and Broome Street Academy. (DOE)
13. Allocate funds for the complete renovation of Vesuvio Playground. (DPR)
14. Allocate funds for the complete renovation of the Mercer Playground. (DPR)
15. Allocate funds for the complete reconstruction of Clarkson Street between West and Washington Streets. (DOT)

~~16. Allocate funds to install gates for center pathway at JJ Walker Park. (DOT)~~

- Allocate funds to repair and replace Belgian blocks on Bond St., btw. Broadway and the Bowery, on Wooster St. btw. Houston and Canal Sts., on Gansevoort and Little West 12th Sts. btw. 9A and 8th Ave., and on 14th St. btw. 9th Ave. and Route 9A. (DOT)
- To build the literacy program at City-as-School High School, allocate funds to furnish classrooms with flexible seating that can be used as a multipurpose space for reading, performances, poetry and essay readings, seminars, mediations and student meetings. (DOE)
- Allocate funds for a green wall to augment the new hydroponics program at City-As-School High School, allowing CAS extend learning opportunities for plant science and botany. (DOE)
- Allocate funds to install improved access control items at the entrances of Washington Square Park. (DPR)
- Allocate funds to repair the drainage and resurface the field at Passannante Ball Field. (DPR)
- Allocate funds for replace the fence at the Time Landscape. (DPR)
- Allocate funds for the complete renovation of Duarte Park. (DPR)
- Allocate funds to PS 3 to replace ten water fountains with improved flow and a place to refill water bottles. (DOE)
- Allocate funds to plant new street trees throughout Community District 2. (DPR)
- Allocate funds for the renovation of the northwest lawn in Washington Square Park.

EXPENSE BUDGET REQUESTS – FY 2020

1. Allocate funds for outreach services to homebound older adults and for programs that allow the elderly to age in place by increasing programmatic funding to Visiting Neighbors. (DFTA)
2. Allocate funds for a master plan to renovate the Tony Dapolito Recreation Center. (DPR)
3. Allocate funds for a master plan to renovate Hudson Park Library. (NYPL)

4. Allocate funds for the placement of additional litter baskets and for additional basket service. (DSNY)
5. Allocate funds to provide outreach and treatment that targets individuals who are using drugs on NYC streets. (DOHMH)
6. Allocate funds for an additional 150 on-site School's Out NYC seats for afterschool programming at MS297 to meet the needs of expanding enrollment. (DOE)
7. Allocate funds to reduce speeding and directional impacts at the pedestrian crossing on the east side of W. 8th St. at 6th Ave. and at the intersection of W, 8th St., 6th and Greenwich Aves. (DOT)
8. Allocate funds to increase staffing levels so the Department of Buildings can monitor approved projects during and after construction to ensure that the work conforms to the approved applications (DOB)
9. Allocate funds to hire additional Landmarks enforcement officers and staff to survey landmark districts to identify properties that have been altered without review and permission of the Commission and the processing of notices of violation in a timely manner. (LPC)
10. Allocate funds to hire additional enforcement agents to address taxi and for-hire vehicle violations in Community District 2. (TLC)
11. Allocate funds for increased arts education, faculty and classrooms in our service area's public schools. (DOE)
12. Allocate funds to provide supplemental transit for senior citizens who need to get to a hospital. (DFTA)
13. Allocate funds for staffing of gates and expanded hours at Jefferson Market Garden. (DPR)
14. Allocate funds for traffic safety improvements at the Cooper Square Plaza crossing (4th Ave. to Bowery at E. 6th St.) including speed humps, signage, signalization changes. (DOT)
15. Allocate funds for effective rat control throughout Community District 2 parks, especially Washington Square Park. (DPR)
 - Allocate funds to libraries to allow their programming to become more accessible to more of the population through organizations such as The Uni Project, a non-profit that partners with community organizations and city agencies to create learning environments in public space across New York City. (NYPL)
 - Allocate more resources for speed hump inspections and installation. (DOT)
 - Allocate funds to support the Children's Museum of the Arts' "CMA in the Community", CMA's free community programs that provide an artistic environment for families regardless of means or ability. (DCLA)

- Allocate funds to study the quantity and condition of trash containers, evaluate pick-up schedules and adjust them as necessary, and improve trash removal by providing more frequent litter basket collection. (DSNY)
- Allocate funds to hire additional DCA inspectors to work nights and weekends to conduct enforcement and compliance of sidewalk café regulations. (DCA)
- Allocate funds to enable the Street Activity Permit Office (SAPO) to conduct enforcement and compliance of street activity permits. (SAPO)
- Allocate funds to enable the Mayor's Office of Media and Entertainment (MOME) to conduct enforcement and compliance of film and television permits. (MOME)
- Allocate funds for traffic safety improvements at the intersection of Waverly Pl., Christopher and Grove Sts. (Stonewall National Monument area), including neckdowns, sidewalk extensions, daylighting, stop signs, improved directional signage. (DOT)
- Fund a "Safe Space" Shelter Program for homeless transgender individuals in the NYC Shelter System. (DHS)
- Allocate funds to subsidize the new "Theater Punch Card" program, a long-term audience-building initiative created by a network of five non-profit theaters within the CB2 area that will allow patrons to see a show at one of these theaters for free after attending five performances within the network. (DCLA)
- Allocate funds to initiate the scoping of the Gansevoort Peninsula. (HRPT)
- Allocate funds to increase the number of Learn to Swim programs. (DPR)
- Allocate funds for a re-imagining of the Playground of the Americas. (DPR)
- Allocate funds for more frequent trash removal, and/or for larger-capacity, sanitary, trash bins in Parks. (DPR)
- Allocate funds to inform residents and owners of landmarked districts about the responsibilities of owners with respect to buildings located in landmark district and with respect to individual landmarks. (LPC)
- Allocate funds to inform and educate the public about the procedure to report a suspected violation of landmarks regulations in historic districts and with respect to individual landmarks. (LPC)
- Allocate funds to add benches at Minetta Triangle Park. (DPR)
- Allocate funds to install traffic safety improvements: added crosswalks and striping, bollards, planters, a speed hump and street re-grading, on W. 4th St. approaching 6th Ave. (Ave. of the Americas), including Cornelia St., and change traffic light signal phasing to a split phase cycle. (DOT)

- Allocate funds to reduce pedestrian/vehicular conflicts at the southwest side of Christopher St. and Greenwich Ave. (DOT)
- Allocate funds to install a speed hump on Washington St. between Gansevoort and Horatio Streets and daylight the northeast and northwest sides of Washington St. at Horatio St. (DOT)
- Allocate funds to install louvers on traffic light at Carmine St. on Bedford St. (DOT)
- Allocate funds to install speed humps on Spring St. btw. Mott and Elizabeth Sts. (DOT)
- Allocate funds to install speed humps on Perry St. btw. W. 4th St. and 7th Ave. S. (DOT)
- Restore and increase funds for outreach to LGBTQ youth by increasing programmatic funding for The Door. (DYCD)

Vote: Unanimous, with 42 Board members in favor.

LAND USE AND BUSINESS DEVELOPMENT

1. 20 West 14th Street (Between Fifth and Sixth Avenues) - BSA Cal No 2018-143-97-BZ is an application for a new special permit to allow the operation of a physical culture establishment (PCE) called FitHouse to be located in a part of the cellar and first floor, pursuant ZR 73-36.

Whereas:

1. This is an application for a new special permit to permit to allow the operation of a physical culture establishment (PCE) called FitHouse to be located in a part of the cellar and first floor, pursuant ZR 73-36.
2. Total zoning floor area is 2488sf; gross floor area is 4867sf.
3. The building is mixed use with commercial use on the ground floor and residential use on the upper floors.
4. A term of 10 years is requested.
5. The establishment contains facilities for classes, instruction and programs for physical improvement, bodybuilding, weight reduction and aerobics.
6. An approved interior fire alarm and sprinkler system will be installed in the entire PCE space and the premises will comply with Local Law 58/87.
7. Noise abatement measures will be installed to ensure that the sound level in the adjacent building areas does not exceed 45dBA.
8. This use is compatible with the mixed-use nature of the neighborhood, which is well-served by multiple nearby subway lines.
9. It is located so as to not impair the essential character or the future use or development of the surrounding area or interfere with the street system or any public improvement projects.
10. There will be no modification of use, parking or bulk regulations and it is not located on a roof.
11. Hours of operation will be 6am to 10pm and they anticipate there will be 10-20 classes per day.
12. Peak hour clientele is projected to be approximately 60-70 people and there will be a staff of 20.
13. There are no known hazards or disadvantages and there will be no adverse effect on the privacy, quiet, light and air to the neighborhood at large.

14. The space will be ADA accessible.
15. No one from the neighborhood appeared to speak against the application.

Therefore be it resolved, CB2, Man. has no objection to this application.

Vote: Unanimous, with 42 Board members in favor.

2. 59 Greenwich Avenue (Between Seventh Ave South and Perry Street) is an application for a special permit pursuant to ZR 74-711 to waive ZR 32-421 (to allow Use Group 6 retail use on the second floor of an existing mixed-use building), and to waive ZR 23-861 (to allow existing non-compliances to remain with respect to distance between legally-required windows and rear lot line).

Whereas:

1. This is a special permit pursuant to ZR 74-711 to waive ZR 32-421 (to allow Use Group 6 retail use on the second floor of an existing mixed-use building), and to waive ZR 23-861 (to allow existing non-compliances to remain with respect to distance between legally-required windows and rear lot line in a building where greater than 75% of the building's floor area is being demolished).
2. The building site is a vacant, mixed-use, four-story building with ground floor retail and three dwelling units above. It contains 4171sf of zoning area and is located in a C2-6 zoning district within the Greenwich Village Historic District.
3. C2-6 is an R7-2 equivalent district, which permits a maximum residential FAR of 3.44. Commercial use is limited to 2.0 FAR. No front, rear or side yards are required.
4. The building's only existing non-compliance is with regard to rear-facing, legally-required windows on the second, third and fourth floors; on this shallow lot, such windows must be located at least 20 feet from any wall or lot line (in this case, the distance ranges from 14.8' and 18.9') and this legal non-compliance may be maintained unless more than 75% of the non-complying building's floor plan is demolished. This condition on the site has existed for 172 years and has had no adverse effects in the structures or open space in the vicinity of the building.
5. "Due to structural issues," the applicant proposes to reconstruct substantially all of the building's floor area with no changes to the building envelope. The applicant's continuing maintenance plan has been approved by LPC and the applicant has received a Certificate of Appropriateness from LPC relative to the windows.
6. The applicant proposes a single hair salon (UG6) on the first and second floors and one residential unit on each of the third and fourth floors. The two dwelling units (which will be occupied by the owner and his staff) are permitted by the applicable district regulations, which allow a maximum of three in the building.
7. The requested bulk modification will have no adverse effects on neighboring structures or open space because it simply maintains the status quo and the practical effect of the requested modification will be a reduction in the number of non-complying, legally-required windows—but no change in the total number of windows. By replacing the second story residential with commercial (1585sf), the degree of non-compliance drops from three stories to two. No residential windows in other buildings face these windows.
8. The requested use modification will have no adverse effect on the residential uses on the third and fourth floors and little in the surrounding area.
9. There would be no commercial signage of any kind above the first floor and the salon's lighting would be turned off at the end of the business day so that the appearance of the second story

would be no different than the residential stories above. With only three chairs and access to subway lines, the salon is expected to generate an insignificant number of vehicular and pedestrian trips.

10. The 375sf rear terrace on the second floor will be reserved for hair salon patrons and will have no permanent furniture or music.
11. The C2-6 zoning district in which the development site is located adjoins two zoning districts (C4-5 and C6-2) that permit second-story retail when residential use is located above. As a result, it is not **unusual** to find second-story commercial use in the Village, especially on major commercial thoroughfares such as Greenwich and Seventh Avenues. Accordingly, the proposed use modification is in keeping with the character of the area.
12. The triangular shape of the block combined with the fact that, as a result, the site has little separation from two busy streets and the adjoining commercial buildings create a special circumstance that will have minimal adverse effect on the conforming uses in the area.
13. The applicant offered to exclude eating and drinking uses from the premises in perpetuity and further stated that in 2017, City Planning approved a ZR 74-711 use modification for 19 E. 72nd Street in Manhattan that permitted UG 6 with the exception of eating and drinking establishments. This was stated in the CPC report itself and also incorporated into the restrictive declaration that is required with every 74-79 special permit that requires the owner to do restorative work and maintenance in perpetuity.

Therefore be it resolved, that CB2, Man. recommends approval of this application provided that eating and drinking is excluded in perpetuity and this is stated within the City Planning Commission report and likewise specifically incorporated and described as such in a restrictive declaration.

Vote: Unanimous, with 42 Board members in favor.

LANDMARKS AND PUBLIC AESTHETICS

FIRST LANDMARKS MEETING

1. ***116 Waverly Pl.** – Application is to replace the rear wall. **(withdrawn)**
2. ***489 Broadway** - Application is to renovate the facade and entryway, and install a commercial service window on the Broome St. side of the building.

Whereas,

- A. The bricked -up bays of the facade on the Broome Street facade are to be opened and fitted with infill of similar design and materials to the bays renovated under a prior application; and
- B. A service window with a swinging casement to sell goods to passersby occupies the central of the three bays; and
- C. The bay containing the entrance blends well with the design of the other bays; and
- D. A bay which is blocked by interior construction creates a condition where there is no depth behind the glass, so it is proposed to be used as a full size sign vitrine that detracts from the historic character of the building; now

Therefore be it resolved that CB2, Man. recommends:

Approval of the infill structures; and

Denial of the full window size sign as obtrusive and detracting from the historical character of the building and recommends back-painting the glass instead.

Vote: Unanimous, with 42 Board members in favor.

3. ***54 Morton St.** – Application is to convert a multi-family building into a single-family residence.

Whereas,

A. Morton Street is an emblematic village Street with one of the most remarkably preserved rows to be found in the district on the south side of this block; and

B. The facade paint is to be removed and restoration of masonry and brick carried out; and

C. The proposed windows, though of an appropriate design, are in aluminum cladding where painted wood is the only acceptable historic material for this building; and

D. A new areaway railing, represented by the applicant as inspired by the intricate intact historic parlor floor balcony, is of simple design with ornaments attached and reflects no historic period and detracts from the historic character of he building; and

E. A stucco and glass penthouse (126 square feet) is placed near the center of the house and is plainly visible from several vantage points on Morton Street and minimally visible from the street to the south; and

F. A small shift toward the rear of the house would render the penthouse not visible from Morton Street and somewhat visible through the block from the south; and

G. Chimney extensions are in the usual design of similar extensions in the district and are not objectionable; and

H. There is to be an excavation, which does not disturb the garden, below the extension to extend the cellar; and

I. At the rear facade, a three floor extension and the two original floors above retain the original window placement on several floors and random reconfiguration on others; and

J. The proposal to demolish much of original material in the rear facade and reconfigure the windows with folding window walls on the basement and fourth floors and non-historic single pane, aluminum frame windows with an industrial “U-Glass” that appears, from the proposal, to present an opaque view during the day in three punched configuration on the remaining floors; and

K. The general design of the rear facade is without historic reference, apart from the three punched window configuration on some floors, and the single pane windows and folding window wall on the fourth floor completely disrespects the historic character of the building and the others in its row; and

L. The design for the rear façade was represented by the owner, implausibly, as being justified as an intentional replacing of the intact, historic material and design with a modern design in order to give future generations a view of the time in which the renovation is being carried out.

M. The doughnut is open through the block and is noted as one of the most well preserved and beautiful in the city and the introduction of this inappropriate facade is unacceptable and offensive; now

Therefore be it resolved that CB2, Man. recommends:

A. **Approval** of the design for the restoration of the front facade brick and masonry; and

B. **Denial** of the areaway fence design and the aluminum clad windows which require historically correct wood; and

C. **Denial** of the penthouse unless is relocated toward the rear of the building to reduce considerably or eliminate the visibility from Morton Street; and

D. **Approval** of the chimney extensions and excavation; and

E. **Denial** of the complete rear facade design which involves demolition of considerable historical material and that it be replaced with a historically acceptable design, and that the applicant return to the Community Board for a public review of the revised design before the application is entertained by the Commission.

Vote: Unanimous, with 42 Board members in favor.

4. ***29 Downing St.** - Application is to replace storefront, paint and repair the facade, and window replacement.

To be reviewed by staff

5. ***47-49 Greene St.** – Application is to partially renovate the storefront to match existing retail, rooftop renovation and a glazed penthouse addition, and to raise the rear parapet to be level with the new rooftop structure.

Whereas,

A. The center four bays have been previously renovated under a prior application and are to be copied in style and color for the north and south bays; and

B. The vault lights, presently covered in diamond plate will not be disturbed; and

C. The north and south bays will have similar ADA compliant grade level doors in the style of the center bays with the unfortunate removal of a loading dock typical to the district at the existing freight elevator; and

D. The bluestone sidewalk replacement will be restored and, where necessary, replaced in kind; and

E. The existing equipment on the rooftop, including an iconic wooden water tank, will be removed and the roof will be flattened, resulting in an increased height of 5' at the rear and a new parapet will be installed; and

F. The penthouse room is set back 21' from the facade and a minimal elevator bulkhead will replace the existing bulkhead and a glass railing is set back 10' and

G. All of the rooftop structures are barely visible and not obtrusive; now

Therefore be it resolved that CB2, Man. recommends **approval** of this application.

Vote: Unanimous, with 42 Board members in favor.

6. ***79 8th Ave.** - Application is to install 2 banners at the East elevation on 8th Ave. and 5 banners at the North elevation on 14th St.

Whereas,

A. The well-preserved neoclassic bank building has its ground floor serving as a museum; and

B. The proposed banners, hanging flat against the monumental pilasters, obscure the building, overwhelm the architecture and do great harm to the appearance of this historic building; and

C. The proposed method of installation calls for an inordinate number of piercings of the facade to attach the aluminum frames; now

Therefore be it resolved that CB2, Man. strongly recommends **denial** of this application in that it obscures architectural features, detracts and distracts from the historic character of the building and the proposed method of installation would do harm to the fabric of the building.

Vote: Unanimous, with 42 Board members in favor.

7. ***251 6th Ave.-Application is to install a new open side awning with a loose skirt.**

Whereas,

A. The existing awning, awkwardly installed just below the sills of the second floor windows, is in poor condition and missing its fabric in some places; and

B. The proposed awning in bright red fabric is of minimal design and is attached two feet below the second floor windows which respects the proportions of the facade; now

Therefore be it resolved that CB2, Man. recommends **approval** of this application.

Vote: Unanimous, with 42 Board members in favor.

8. ***133 W. 3rd St.-Application is to legalize the installation of a banner without LPC permits.**

A. A bright yellow banner is 27" wide by 84" high and replaces a banner of similar size; and

B. The banner is attached with poles with diagonal braces at the top and bottom; now

Be it resolved that CB2, Man. recommends **approval** of this application provided that the anchoring of the poles and their braces is in the mortar joints and does not disturb historic material.

Vote: Unanimous, with 42 Board members in favor.

9. ***770 Broadway** – Application is to install new illuminated, cabinet signage for existing ground floor retail tenant to replace signage, which had been removed.

Whereas,

A. The business is reducing its space to a small corner portion of the building; and

B. Assorted existing cabinet signs will be removed which will greatly improve the appearance of the building; and

C. Two cabinet signs similar to the existing signs are 14’9” X 4’7” and are recessed into the bays and do not detract from the character of the building; now

Therefore be it resolved that CB2, Man. recommends **approval** of this application.

Vote: Unanimous, with 42 Board members in favor.

SECOND LANDMARKS MEETING

11. ***272-278 W. 10th St.** - Application is to construct an addition to the existing Village Community School on the site of the school's existing playground and classroom outbuilding, to be demolished.

Whereas:

A. The lot proposed for the building is a fenced in playground for the school with a utilitarian garage from the 1950s which has been modified; and

B. The two existing school buildings on the block are a heavily articulated 1886 school building in the center of the block and a 2003 addition; and

C. The proposed building would completely fill the open unbuilt area providing classrooms, studios, a gymnasium, and a top floor outdoor play area and would complete the block-long campus; and

D. The building would obscure the historic wall (shown in the 1940’s tax photo) of a warehouse building located to the south of the property on Greenwich Street with its distinctive pattern of windows; and

E. There is new mechanical equipment located on the original building with the addition of a brick enclosure adjacent to the existing elevator shaft- all of which is unobjectionably visible through the play yard mesh; and

- F. The building to the east of the original building called “the connector” has a glass wall with a thin grid of metal framing, no masonry, or top termination or cornice, or other solid relief from the glass void; and
- G. The connector unduly asserts itself with a monolithic modern, industrial window wall revealing a staircase and a mural of student art work behind it, is totally without historic reference and not convincing in the rationale presented. Simply not in harmony with the existing school buildings nor the neighborhood; and
- H. The proposed building fills the entire open lot with a ground floor of some solid masonry and glass sections, above are two floors of classrooms and a fourth floor with similar openings with mesh in place of windows since it functionally a new open air play area; and
- I. Though the building has a certain subtle richness in the details- such as in the recess of the windows and other masonry detailing, the very strong overall grid overpowers these details. The rectangular grid is at odds with the district comprised of solid masonry walls with punched window openings and decorative trim and it lacks historic reference or reference to the existing school buildings. The lack of reflecting the neighborhood’s architectural character in the glass connector, as well as the rhythm and ratio of solid to void of the building, including the ground floor and the overly large “show” windows on three floors of the Greenwich Street façade (that presume to define a “correction” to the trapezoidal layout of the block); and
- J. The windows and the mullion layout with a single pane to one side and two panes to the other side are without historic reference and present a jumbled aspect to the façade; and
- K. The lack of top termination or a cornice of the building reinforces the predominantly modern appearance and places it at odds with the existing buildings of the school and block; and
- L. There was considerable testimony from those associated with the school in favor of the application and considerable testimony from other members of the public opposed to the application; and
- M. The proposed building is an unwelcome neighbor to the existing original building,-and a neighborhood rich in the variety of its buildings both modest row houses and commercial structures and large warehouses and other industrial building; and
- N. The applicant spoke of the proposal as “playful”, “breaking the mold” and “illustrating to the students that rules can be broken”, and “opening the school to the neighborhood” and these are unconvincing justifications for the building’s departure from historic precedent in its design and the other departures from the norms of historic preservation in a designated district.

Therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the demolition of the garage structure; and
- B. That the proposal for the building be **denied** and that revisions, taking into consideration the comments in the “whereas “clauses of this resolution, be made to the application and that the revised version be presented to the Landmarks Committee of CB2, Man. for review prior to its being presented to the Landmarks Commission for its consideration.

Vote: Passed, with 33 Board members in favor, 4 in opposition (R. Chatree, J. Liff, R. Sanz, A. Zeldin), and 5 abstentions (S. Aaron, D. Miller, S. Sartiano, G. Seamans Silvera, S. Smith).

12. ***130 Greene St.** – Application is to install a painted advertising sign over an existing shadow sign on the sidewalk.

Whereas:

A. The referenced ghost sign, evident in a historical photograph, has completely disappeared over time and no vestige remains; and

B. The sign will occupy approximately the same area as the no longer extant ghost sign; now

Therefore be it resolved that CB2, Man. recommends **approval** of this application provided the design and placement conform to zoning and landmark regulations and that staff review each design to ensure that these regulations are adhered to.

Vote: Unanimous, with 42 Board members in favor.

13. ***114 Washington Pl.** – Application is to modify the rear sloped roof to create a flat roof terrace and location for mechanical equipment.

A. The rear façade is to be rebuilt with non-historic three part windows on the east side which are barely visible from any vantage point in the doughnut and the extension will be converted to a stair tower with two additional windows; and

B. The roof is to be leveled to provide proper head height on the top floor, placement of mechanical, a deck at the rear and stair bulkhead. The roof alteration and the rooftop equipment are not visible from any public thoroughfare; and

C. The change in the roof regrettably results in the removal of the original sloped roof and single dormer at the rear of the building; and

D. The flattening of the roof with the unfortunate loss of the dormer necessary to make the top floor of the building habitable; and

F. The chimney extension is minimally and unobtrusively visible from Washington Place; now

Therefore be it resolved that CB2, Man. recommends **approval** of this resolution.

Vote: Unanimous, with 42 Board members in favor.

14. ***53 Mercer St.** – Application is to construct a 4th floor plus 5th floor mezzanine setback penthouse addition with minimal visibility on an existing 3-story building.

A. The addition is two floors located at the rear of the building clad in charcoal gray metal; and

B. The addition is minimally visible over the two story building to the south otherwise obscured by taller buildings; and

- C. A glass safety railing is minimally visible from a public thoroughfare; and
- D. The new fourth floor is set back from the street façade 20’ and the fifth floor is 38’; and
- E. The rear façade is to be restored with one door and two windows at the lowest level and traditional three punched windows on the upper with existing shutters maintained; and
- F. A replacement skylight, smaller than the existing one, will be installed in the same location; and
- G. The front ground floor infill is in wood with an 18” bulkhead, a central show window, and symmetrical doorways at the north and south and a stone coursing above; now

Therefore be it resolved that CB2, Man. recommends **approval** of this application.

Vote: Unanimous, with 42 Board members in favor.

PARKS/ WATERFRONT

1. Proposed New Fences for LaGuardia Corner Gardens

Whereas:

- 1) The fences that surround LaGuardia Corner Gardens are in need of replacement; and
- 2) Councilmember Chin has earmarked \$350,000 to cover the estimated required budget for new fences and three existing gates to enclose the two plots that constitute the gardens; and
- 3) The Parks Department proposes to replace both existing enclosures with steel panel fences - a 5’ high fence on top of a new 6 inch curb on the larger garden area and a 2’ high steel bar fence on a new 6 inch curb on the smaller adjacent garden to the north; and
- 4) The community has expressed the need for a higher than currently exists and higher than has been proposed replacement for the 2’ fence around the smaller garden space -- preferable a 5’ high fence to match the garden to the south -- because the lower fence enables unwanted access that results in greater required maintenance and an undo burden on volunteer gardeners; and
- 5) The Parks Department has pledged to consider the possibility of installing a higher fence around the northern plot, though likely not 5’, because of the interference with tree limbs and, potentially, budget constraints.

THEREFORE, BE IT RESOLVED that CB2, Man.

- 1) Appreciates the contribution from Councilmember Chin and the planning and design efforts by the Parks Department
- 2) Supports this project as long as the design can incorporate the higher fence around the north garden.

VOTE: Unanimous, with 42 Board Members in favor.

2. Ongoing Issues in James J. Walker Park

Whereas:

- 1) The park, specifically the space, from Clarkson Street through to Leroy Street, between the baseball/soccer field to the west and the handball courts and playground to the left (closer to the Tony Dapolito Center) is not well-utilized and that many park-goers, particularly during the day, do not follow park rules; and
- 2) Park rules are not displayed prominently, including banning of smoking; and
- 3) Discarded detritus shows that illegal drug activities are taking place (along with smoking); and
- 4) Students use the space during breaks in their school day and after classes for both permitted and prohibited park uses; and
- 5) The administration of City-as-School High School have long claimed they cannot enforce rules on their student body once they have left school grounds; and
- 6) Local residents are hesitant to utilize or even walk through the space and parents of small children are not comfortable visiting the adjacent playground because of some of the behavior exhibited; and
- 7) The Park has not been well-maintained, e.g., torn netting above the handball courts, graffiti on the walls, overflowing trash bins and litter on the ground, etc.; and
- 8) These issues have been going on for years now, but are getting worse, especially now that school is back in session; and
- 9) The Parks Department does not assign any PEP officers to the park but does staff PEP officers inside the adjacent Tony Dapolito Recreation Center; and
- 10) Patrolman from the local 6th precinct try to patrol the area, but have 22 city blocks to cover, have visited the school and met with the administration and students with some success in past years, but are increasingly constrained on how they can enforce rules due to the changing interpretations and guidelines for charging minors; and

THEREFORE, BE IT RESOLVED that CB2, Man.

- 1) Appreciates the efforts of the 6th Precinct to work with the community, including the local schools, to improve the issue-filled situation in this important space for passive recreation in our park-starved neighborhood; and
- 2) Requests that these issues be addressed in order to improve the utilization of the space and make all park-goers more comfortable; and
- 3) Suggests that increased police presence during peak hours, increased visits by Dapolito PEP officers during peak weekday hours, more frequent trash pick-up, removal of graffiti from the walls, repair of handball court nets, and, potentially, programmed activities at appropriate times are needed and would be beneficial.

VOTE: Unanimous, with 42 Board Members in favor.

QUALITY OF LIFE

1. New application for revocable consent to operate an unenclosed sidewalk café for:

Train Design, LLC, d/b/a Pastis, 54-56 Gansevoort Street between Greenwich and Washington Sts. with 15 tables and 42 chairs (15286-2018-ASWC)

Whereas, the applicant, a full service French restaurant and bar operated by Keith McNally and Stephen Starr, intends to revive the original Pastis, that operated in the Meatpacking District beginning in 1999, at this new location; and

Whereas, the applicant appeared before the CB2, Man. SLA committee in April 2018 and CB2 recommended approval for an on-premises liquor license for this location and the applicant’s SLA license includes the sidewalk café; and

Whereas, the applicant confirmed that all alcohol in the sidewalk café would be served by waitstaff and the café would not operate after 11 PM Sunday-Thursday and 12 AM Friday and Saturday, as stipulated to the SLA committee; and

Whereas, the applicant confirmed that all tables and chairs would be stored within the restaurant overnight; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of the application for revocable consent to operate an unenclosed sidewalk café for **Train Design, LLC, d/b/a Pastis, 54-56 Gansevoort Street with 15 tables and 42 chairs (15286-2018-ASWC)**, provided that the application conforms with all applicable zoning and sidewalk café laws, rules, and regulations and clearance requirements.

Vote: Unanimous, with 42 Board Members in favor.

2. New assignment application for revocable consent to operate an unenclosed sidewalk café for:

BL 55 Greenwich NY, LLC, d/b/a Bluestone Lane, 55 Greenwich Avenue between Perry and Charles Sts. with 9 tables & 24 chairs (14407-2018-ASWC)

Whereas, the applicant is undergoing a change in business organization which requires the formation of a new LLC and therefore must attain assignment of the sidewalk café permit to the new entity; and

Whereas, the applicant confirmed that this sidewalk café would continue to operate in the same manner and that the general manager has addressed any concerns raised about the sidewalk café and has installed railings in order to prevent any encroachment of the sidewalk café outside the permitted area; and

Whereas, the applicant confirmed that all alcohol in the sidewalk café would continue to be served by waitstaff; and

Whereas, the applicant confirmed that all tables, chairs, and railings would continue to be stored within the restaurant overnight; and

Therefore Be It Resolved that CB2, Man. recommends **approval** of the assignment application for revocable consent to operate an unenclosed sidewalk café for **BL 55 Greenwich NY LLC, d/b/a Bluestone Lane, 55 Greenwich Avenue with 9 tables & 24 chairs (14407-2018-ASWC)**, provided that the application conforms with all applicable zoning and sidewalk café laws, rules, and regulations and clearance requirements.

Vote: Unanimous, with 42 Board Members in favor.

3. FYI Sidewalk Café Renewals:

- **C & O Coffee Shop, Inc., d/b/a La Bonbonniere, 28 8th Ave. with 5 tables and 10 chairs (1277859-DCA)**
- **343 Broome Street Restaurant, Inc., d/b/a Randolph Beer, 343 Broome St. with 6 tables and 18 chairs (1426393-DCA)**
- **Dessyn Bakery Corp., d/b/a Millefeuille Bakery Café, 552 LaGuardia Pl. with 5 tables and 10 chairs (1431733-DCA)**
- **Grotta Azzurra Inn, Inc., d/b/a N/A, 177 Mulberry St. with 20 tables and 40 chairs (1150943-DCA)**
- **Zestful Management Corp., d/b/a Bar 6, 502 Ave. with 4 tables and chairs (0919619-DCA)**
- **Paesano Rest. Corp. d/b/a Paesano of Mulberry St. with 3 tables and 6 chairs (1240086-DCA)**
- **Jec II, LLC, d/b/a Bagatelle, 1 Little West 12th St. with 24 tables and 58 chairs (1161856-DCA)**
- **Restaurant Ventures of NY, Inc., d/b/a Savore Ristorante, 200 Spring St. with 10 tables and 20 chairs (0920983-DCA)**
- **Pepe's Rest. Group LLC, d/b/a Las Ramblas, 170 W. 4th St. with 2 tables and 4 chairs (1221449-DCA)**
- **Lafayette Street Partners II, LLC d/b/a Lafayette, 380 Lafayette St. with 23 tables and 84 chairs (#1458496-DCA)**
- **Mottsu Cuisine Inc. d/b/a Mottsu, 285 Mott St. with 6 tables and 12 chairs (#1376493-DCA)**
- **Cereli, Inc., d/b/a Mole, 57 Jane St. with 7 tables and 16 chairs (1343516-DCA)**

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

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

Vote: Unanimous, with 42 Board Members in favor.

11 Carmine Tacos, LLC, d/b/a Dos Toros Taqueria, 11 Carmine St. with 4 tables and 8 chairs (1422296-DCA)

Whereas, this item was on the public agenda and a committee member indicated that this establishment does not utilize waitstaff in the sidewalk café and allows patrons to bring any alcohol purchases to the sidewalk café on their own which is not permitted; and

Whereas, no other complaints have been received regarding this sidewalk café and establishment and the café has operated without issue for many years; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of the subject renewal provided that the Department of Consumer Affairs confirms that the applicant is in compliance with all applicable sidewalk café laws, rules, and regulations, **including**, that all alcohol is served by waitstaff in the sidewalk café.

Vote: Unanimous, with 42 Board Members in favor.

5. Street Activities

October 15, 2018-October 30, 2018 — Google Hardware Store (permit coordinated by Jack Morton Worldwide): Greene Street between West Houston and Prince Sts. (partial sidewalk closure at 131 Greene Street)

Whereas, Google Hardware acquired the lease at 131 Greene Street in 2014 and launched Google Glass from this location and has since spent a reported \$6 million to renovate this 5,442-square foot space and has since extended the lease at this location through 2024 with the intention of displaying and selling Google products including phones, tablets, Google Home and Nest products; and

Whereas, the applicant is utilizing Jack Morton Worldwide to coordinate the launch of new products at this location and originally applied for an intermittent partial sidewalk closure permit from October 15-December 31, 2018 and was advised by the Street Activities Permit Office (SAPO) that it must re-apply every 15 days for each successive partial sidewalk closure permit at this location; and

Whereas, the applicant requires this partial sidewalk closure to queue invited guests for an RSVP only event on October 17, 2018 from 8-10 PM and indicated that they were not planning regular events that would require queuing by the general public and there would be no launches of limited-supply products and that most purchases would be made online and shipped to customers; and

Whereas, the applicant stated that for the event on October 17 the queue line would be constantly monitored by employees and the queue would move quickly and the queue would form at 131 Greene and extend south but would not block access to any neighboring residents or businesses; and

Whereas, a member of the SoHo Alliance appeared and expressed frustration that a queue at this location would impede access to pedestrians and asked the applicant to assess the effect of this particular partial sidewalk closure and to consider a queue extending north rather than south and the applicant agreed to reassess after this event; and

Whereas, a SoHo resident appeared and expressed frustration at the quantity of queue lines that occur at SoHo businesses and cited a recent event at the Converse store that wreaked havoc and created fights requiring NYPD intervention and the applicant indicated that Google does not plan to host any product launches that would create this type of atmosphere but rather would offer experiential events to allow members of the public to use their products in-store and instructed that a manager would be on-site to receive any feedback from neighboring residents and businesses; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of the **Google Hardware Store (permit coordinated by Jack Morton Worldwide): Greene Street between West Houston and Prince Sts (partial sidewalk closure at 131 Greene Street)** from October 15- October 30, 2018.

Vote: Unanimous, with 42 Board members in favor.

October 25, 2018 — Slowear Red Carpet Event: Prince Street between Greene and Wooster Sts. (partial sidewalk closure)

Whereas, the applicant is hosting an RSVP promotional event for this retail store from 6 PM-9:30 PM and intends to place a red carpet in front of the store's entrance but will not be impeding access to pedestrians who will be free to walk over the red carpet and the applicant is not expecting any queue to form for this event; now

Therefore Be It Resolved that CB2, Man. recommends **approval** of the **Slowear Red Carpet Event: Prince Street between Greene and Wooster Sts. (partial sidewalk closure)** on October 25, 2018.

Vote: Unanimous, with 42 Board members in favor.

October 27-30, 2018 — American Idol Season 2 (American Idol Production, Inc): West 14th St. between 10th Ave. and Washington St. [sidewalk and curb lane closure]

Whereas, the area was posted and the applicant was **NOT** present; now

Therefore Be It Resolved that CB2, Man. recommends **denial** of **American Idol Season 2 (American Idol Production, Inc.): West 14th St. between 10th Ave. and Washington St. [sidewalk and curb lane closure]** on October 27-30, 2018.

Vote: Unanimous, with 42 Board members in favor.

November 5, 2018 — Cartier Pop Up Store at 120 Wooster Street (Sponsor: Hopscotch): Wooster Street between Prince and Spring Sts. [curb lane closure]

Whereas, the area was posted and the applicant was **NOT** present; now

Therefore Be It Resolved that CB2, Man. recommends **denial** of **Cartier Pop Up Store at 120 Wooster Street (Sponsor: Hopscotch): Wooster Street between Prince and Spring Sts. [curb lane closure]** on November 5, 2018.

Vote: Unanimous, with 42 Board members in favor.

November 10, 2018 — MAC Shiny Pretty Things (MAC Cosmetics): Broadway between Spring and Broome Sts. [curb lane closure]

Whereas, the area was posted and the applicant was **NOT** present; now

Therefore Be It Resolved that CB2, Man. recommends **denial** of **MAC Shiny Pretty Things (MAC Cosmetics): Broadway between Spring and Broome Sts. [curb lane closure]** on November 10, 2018.

Vote: Unanimous, with 42 Board members in favor.

SCHOOLS AND EDUCATION

1. Resolution in Support of Millennium High School Expansion to 14th Floor

Whereas:

1. Millennium High school was founded just after 9/11 as a much-needed high school in Lower Manhattan, with a priority admissions for students attending middle school or living below Houston Street;
2. 26% of CB 2 residents live below Houston Street, based on population data from the 2010 Census and 2016 American Community Survey 5-Year Estimates;
3. Millennium High School has since developed into one of the most sought-after high schools in the City, one with remarkable racial and economic diversity, drawing over 6,000 applications for an average of 175 spots, depending on the number of sections admitted;
4. Several years ago, Millennium requested to expand into 26 Broadway and was denied in favor of placing the overcrowded upper east side school, Richard Greene High School in the space instead, against the wishes of downtown families and students;
5. Millennium continued to grow more popular, which has contributed to a sharp rise in the general education offer vs. acceptance rate over the past several years:
 - a. In 2016 it was 44%, in 2017, it was 46%, and in 2018 it was 55%, making it impossible for the administration to properly gauge the amount of offers to make; and
 - b. Therefore, the 2018- 2019 freshman class is over 210 students, causing class sizes to be at 35-37, putting them out of compliance with UFT class size limit of 34;
6. The per pupil funding formula and the DOE policy to only fund students registered at the end of October (not those who accept) creates considerable financial risk to the school for under-offering, (i.e. the DOE only pays for students who are still in the school in October, not those who accept);
7. The school has capacity for 525 students, but it presently has over 700 students enrolled on the 11th through 13th floor of an office building, which creates serious safety concerns and makes fire drill staging especially dangerous;
8. It now takes a full 30 minutes for students to arrive and dismiss, given that only 10 students can fit in an elevator at a time, and only three elevators presently serve the school;
9. The 14th Floor has recently become available for lease, giving the City the important opportunity to relieve both the severe overcrowding, as well as, the serious safety concerns Millennium is presently experiencing; and,
10. Millennium could instantly and immediately use the additional classroom space and additional programming space this expansion could afford.

Therefore be it resolved that CB2, Man. strongly requests that the DOE/SCA lease the 14th floor for Millennium High School, to reduce the 133% overcrowding and safety concerns; add gymnasium space; and, immediately begin build out, in consult with the school administration, and,

Be it further resolved that at least one, but preferably two additional elevators, dedicated for the school, is made available along with the expansion.

VOTE: Unanimous, with 42 Board Members in favor.

2. Resolution in Support of Technology Funding For MS 297, P751, PS 3, PS 130, City-As-School High School and Broome Street Academy –A Critical Equity Issue

Whereas:

1. In the [NYC Department of Education’s 2015-2020 Technology Plan](#), the DOE strategic priorities are to integrate technology into instruction, invest in infrastructure and devices and focus on the user;
2. At the individual school level, this requires funding to:
 - a. Increase access to Science, Technology, Engineering, Math (STEM) and computer science education for every New York City public school student,
 - b. Increase professional learning and collaboration opportunities for New York City educators and other school staff,
 - c. Provide more and better access to digital instructional materials for students with disabilities and English Language Learners,
 - d. Promote good digital citizenship and thoughtful use of social media among students and staff,
 - e. Bring next-generation broadband and wireless technologies to school buildings, and
 - f. Increase the number of computing and web-enabled devices available to students;
3. **Whereas**, educators and parents at MS 297, P751, PS 3, PS 130, City-As-School High School and Broome Street Academy have identified specific technology needs and seek funding to:
 - a. Increase bandwidth to support the effective use of instructional technology, so that students and teachers no longer experience poor connectivity and long stretches of buffering, and
 - b. Upgrade and expand technology labs and/or carts with new computers, tablets and printers;
4. **Whereas** Broome Street Academy, a stand alone charter school, which is affiliated with The Door, a long-standing and highly respected social services provider in CB 2, does not co-locate or compete with any local schools for students; BSA is a unique charter school which serves foster care students, ACS involved, and students in temporary and/or transitional housing;
5. **Whereas**, in May 2017, NYC Comptroller Scott Stringer’s released an Audit Report on the [Department of Education’s Implementation of High Speed Internet Connectivity in New York City Public Middle Schools](#), finding that while every NYC public middle school had fiber optic connections to support high speed internet, there were not adequate controls or oversight in place to ensure that the implementation of high speed internet connectivity was completed on schedule or within budget;
6. In its written audit response, the DOE acknowledged that the “demand for bandwidth continues to exceed supply” and that the Division of Instructional Information Technology (DIIT) has created a dedicated Enterprise Project Management Office (EMPO) and EMPO Portfolio Managers are chartered with ensuring that projects follow new, standards-based policies and procedures.
7. Whereas access to technology for all students is a critical equity issue and, as part of the Mayor and DOE’s [Equity and Excellence for All](#) initiative, requires investment in technology resources so that no child is left without access to technology, whether it be a Title I school, like Broome

Street Academy where 40% of students have no technology at home, or MS 297 where 30% of students are economically disadvantaged or a neighborhood school like PS 3 where 21% of the students are economically disadvantaged.

Therefore be it resolved that CB2, Man. supports additional funding for technology for MS 297, P751, PS 3, PS 130, City-As-School High School and Broome Street Academy to ensure that all children have access to technology, a critical equity issue in education;

Be it further resolved CB2, Man. urges the DOE and its EMPO Portfolio Managers in the Division of Instructional Technology to work closely with each school’s principal and technology team to ensure that funded technology improvements meet each school’s instructional needs.

VOTE: Unanimous, with 42 Board Members in favor.

SLA LICENSING

1. Ariel Arce, d/b/a Niche Niche, 43 MacDougal Street a/k/a 1a King St. 10012 (RW/TW – Wine Bar and Restaurant on multiple floors, previously unlicensed location)

i. Whereas, the Applicant and her Attorney appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a new Beer and Wine license to operate a wine bar and restaurant on the ground floor providing “dinner party reservation only wine experience every night” and “intimate social club” in the basement “for private dining”, the licensed premise (ground floor and basement) being located in a 4-story, landmarked building (circa 1846) on the corner of MacDougal and King Streets in Greenwich Village; the building falling within NYC LPC’s designated Charlton-King-Vandam Historic District; and,

ii. Whereas, the two-story premise to be licensed has never been operated for eating and drinking nor licensed for the sale of alcohol in the manner proposed, the historic building having been derelict, abandoned and left to deteriorate for decades due to a neglectful owner, spurring the Greenwich Village Society of Historic Preservation, local block associations and Community Board 2 to hold public hearings and seek restoration, the building more recently having been fully renovated, there being a new certificate of occupancy permitting retail use group 6 uses/occupancy in the cellar and ground floor levels, the upper floors being for residential only; and

iii. Whereas, the Applicant plans to install an electric-confection style kitchen on the ground floor, the windows will be fixed and not operable consistent with the building’s historical roots, historical notes and photos indicating the storefront previously operated in the 1940s as a wine store with basement wine cellar, there are two (2) doors on King Street, the first leading to the ground floor and second down steps to the basement space, and a third door located on MacDougal Street leading to the ground floor space, the Applicant agreeing to reduce potential impacts on the neighborhood by limiting the operations of the eating/drinking establishment to the single patron entrance on MacDougal Street, the other two entrances on King Street will be limited to emergency egress only, there also being an interior staircase leading from the ground floor to basement/cellar areas for patrons; and,

iv. Whereas, the ground floor interior premise is 1,200 sq. ft., the cellar premises 1,400 sq. ft. and a subcellar 1,074 sq. ft. space (limited to storage/mechanical with no patron occupancy/use), one bathroom, there will no sidewalk café and no outdoor areas for the service of alcohol; and,

v. **Whereas**, the premises will have 16 tables with 32 seats, one kitchen island counter with six seats for 36 patron seats on the ground floor, 19 tables with 42 seats in the cellar for a total patron seating of 74 in the combined premises, the cellar also having a small stage for a piano where there will be live acoustic musical performances limited to the weekends; otherwise music will be background only and all doors and windows will be closed at all times; and,

vi. **Whereas**, the hours of operation will be 4:00 p.m. to 11:00 p.m. on Sundays, 4:00 p.m. to 12:00 a.m. Monday to Thursday and from 4:00 p.m. to 1:00 a.m. Fridays and Saturdays; and 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 and restaurant for dinner service only.
2. The hours of operation will be: 4:00 p.m. to 11:00 p.m. on Sundays, 4:00 p.m. to 12:00 a.m. Monday to Thursday and from 4:00 p.m. to 1:00 a.m. Fridays and Saturdays.
3. Will operate with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. The premises will not permit dancing.
7. Will not operate a backyard garden or any outdoor area for commercial purposes (including license sidewalk café).
8. Will not install operable French doors or windows that open out to the sidewalk.
9. All patron entry and exit to both ground floor and basement spaces will be through the MacDougal St. entrance **only**, the other entrances on King Street will be for emergency egress only.
10. Will have live piano performances in the cellar on the weekends only. Music will be acoustical only. Otherwise music will be quiet, ambient recorded background music only. No music will be audible in any adjacent residences anytime.
11. Will close all doors & windows at all times except for patron entering and exiting.
12. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
13. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doorman.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the new Restaurant Wine license for **Ariel Arce, d/b/a Niche Niche, 43 MacDougal Street a/k/a 1a King St. 10012** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Restaurant Wine License.

Vote: Unanimous, with 41 Board members in favor.

2. Jomasa, LLC, d/b/a TBD, 110 Greene St. 10012 (RW – Fine Dining Sushi Restaurant, previously unlicensed location)

i. Whereas, the Applicants and their Attorney appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a Restaurant Wine license to operate a sushi restaurant providing a “high-end culinary experience” on the ground floor in a 13-story, mixed use building (circa 1910) on Greene Street between Prince and Spring Streets; the building falling within NYC LPC’s designated Soho Cast Iron Historic District; and,

ii. Whereas, the ground floor premises is located within an interior ground floor space without windows to the exterior where patrons will have to walk through an shared entrance and lobby to the building, where both commercial and residential tenants pass to collect their mail and use an elevator to access the upper floors, patrons to the restaurant being required to pass through these common areas then down a corridor before reaching the entrance to the restaurant, the interior premises having never been operated for eating and drinking nor previously licensed for the sale of alcohol, the premises having previously operated as a small café operating during daytime hours and servicing the building tenants only; and,

iii. Whereas, a special permit permitting retail uses for the ground floor space was obtained in 2014, albeit on the pretext that the building owner in 2014 agreed not to use/occupy the ground floor premise for eating/drinking, there being objections raised by CB2, Man. and the Manhattan Borough President as it related to the application for the special permit in 2014, the building subsequently having been sold to a Real Estate Investment Trust after the special permit was issued, the new ownership in combination with the Applicant now seeking to interpret the terms of special permit to circumvent the prior agreement and commitment by the prior owner to Community Board 2 and the residents living in the building; and

iv. Whereas, the Applicant originally served notice for an on premise license but thereafter withdrew that application and served a new 30 day notice on CB2, Man. for a restaurant wine license after residents living in the building appeared in opposition, there being questions raised about the special permit, the shared lobby entrance, the previous agreement not to operate the ground floor for eating/drinking and whether the “public interest” would be served; and,

v. Whereas, the interior premise is 2,668 sq. ft., with 2,060 sq. ft. ground floor and 600 sq. ft. cellar (the cellar not for patron use), 7 tables with 28 seats, one sushi counter with 10 seats for a total of 38 patron seats, music will be background only, one bathroom, there will no sidewalk café and no outdoor areas for the service of alcohol; music will be quiet background only consisting of music from ipod/CDs (i.e. no active manipulation of music – only passive prearranged music), there will be no DJ, no dancing, no promoted events, no private parties, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

vi. Whereas, the hours of operation will be 4:00 p.m. to 12:00 a.m. Sunday to Wednesday and from 4:00 p.m. to 1:00 a.m. Thursday through Saturday; and the applicant signed and notarized a stipulations agreement with CB2, Man., which includes the following:

1. Premise will be advertised and operated as a fine dining restaurant specializing in sushi.
2. The hours of operation will be: 4:00 p.m. to 12:00 a.m., Sunday to Wednesday and from 4:00 p.m. to 1:00 a.m. Thursday through Saturday.
3. Will operate with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.

5. Will not have televisions.
6. Will not install operable French doors or windows that open out to the sidewalk.
7. The premises will not permit dancing.
8. Will not operate a backyard garden or any outdoor area for commercial purposes (including license sidewalk cafés).
9. Music will be quiet, ambient recorded background music only.
10. Licensee will have a designated employee at front lobby desk to building checking guests/patrons to restaurant. Will provide security plan agreed to with residents in the building.
11. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
12. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doorman.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the new Restaurant Wine license for **Jomasa, LLC, d/b/a TBD, 110 Greene St. 10012** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Restaurant Wine License.

Vote: Unanimous, with 42 Board members in favor.

3. Babu Ji 13, LLC, d/b/a Babu Ji, 22 E. 13th St. 10003 (Transfer of OP)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application for a transfer of an existing On-Premise liquor license to continue to operate a Restaurant specializing in Indian fare in a roughly 1,050 sq. ft. ground floor storefront and 260 sq. ft. basement (for storage only no patrons) within a 4-story, mixed use building (circa 1920) on East 13th Street between 5th Avenue and University Place in Greenwich Village; and,

ii. Whereas, there will be new owners but no changes in the existing method of operation will occur and the business will continue to operate as a full-service restaurant with 30 tables and 80 seats, 1 stand up bar with 10 seats on the interior, for a total of 90 seats inside, there is no sidewalk café but there a small area adjacent to the front entrance within the property line where there will be 2 exterior tables and 6 seats, there is full service kitchen, two bathrooms and all existing doors/windows are fixed and not operable; and,

iii. Whereas, the hours of operation will continue to be 11 AM to 11 PM on Sundays, 4 PM to 12 AM Monday through Wednesday and from 4 PM to 1 AM Thursday to Saturday, all doors or windows will be closed at all times, the outdoor area with two tables and 6 seats in front of premises will close by 10 PM every night, music will be quiet background only consisting of music from ipod/CDs (i.e. no active manipulation of music – only passive prearranged music), there will be no DJ, no dancing, no promoted events, no private parties, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

iv. Whereas, the Applicant met with the local West 13^h Street Block Association, the Block Association being supportive of the application as presented with the stipulations outlined in this resolution incorporated into the new OP license at the NYSLA; and,

v. Whereas, the Applicant executed a stipulations agreement with CB2, Man., which will be incorporated into the method of operation on the on premise license and those stipulations are as follows:

1. Premise will be advertised and operated as a full-service Indian fare restaurant.
2. The hours of operation will be 11 AM to 11 PM on Sundays, 4 PM to 12 AM Monday through Wednesday and from 4 PM to 1 AM Thursday to Saturday.
3. The premises, or any portion of the premises will not operate as a “lounge,” tavern, or sports bar.
4. Will have no televisions.
5. The premises will not permit dancing.
6. There will be no sidewalk café.
7. The outdoor patio area adjacent to front door will close by 10 PM every night. All tables and chairs will be removed and stored at this hour. Will not operate a backyard garden or any other outdoor area for commercial purposes.
8. Will not install operable French doors or windows that open out to the sidewalk.
9. The premises will play quiet ambient-recorded background music only on the interior. All music levels and volumes will at all times comply with all New York City Laws and Regulations and will not be audible in adjacent residences at anytime.
10. The premises will not have DJ’s, live music, cover charges, or promoted events.
11. There will be no velvet ropes or movable barriers on the sidewalk.
12. The premises will close all doors & windows at all times.
13. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”. No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of a transfer of the existing on premise license for **Babu Ji 13, LLC, d/b/a Babu Ji, 22 E. 13th St. 10003** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA On Premise License.

Vote: Unanimous, with 42 Board members in favor.

4. Le Garage Corp. d/b/a Wanderlust, 349 W. Broadway 10013 (New OP)

i. Whereas, Applicant and Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a new On-Premises liquor license to operate “a causal restaurant offering an eclectic variety of simple dishes” “serving breakfast, lunch and dinner” in a roughly 2,000 sq. ft. ground floor storefront premise in a 7 story, mixed use building (circa 1900) on West Broadway between Grand and Broome Streets in the Soho Cast Iron Historic District; and,

ii. Whereas, the storefront premise has been occupied and operated as a coffee shop closing by 7 PM without a liquor license known as Brooklyn Diamond Coffee, a certificate of occupancy being presented for eating and drinking on the ground floor and storage in the basement with maximum occupancy of 46 patrons; and,

iii. Whereas, the storefront premise will have 17 tables and 34 seats, 1 stand up bars with 12 seats for a total of 46 seats inside, 2 bathrooms, there is no sidewalk café permissible at this location but there are existing operable Windows running along the front façade of the storefront before the sidewalk, the Applicant agreeing to close such windows by 9 PM every night; and,

iv. Whereas, the hours of operation will be 8 AM to 12 AM Sunday through Thursday and from 8 AM to 1 AM Fridays and 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 DJ, no promoted events, no dancing, no private parties, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

v. Whereas, the Applicant executed a stipulations agreement with CB2, Man., which will be incorporated into the method of operation on the on premise and those stipulations are as follows:

1. Premise will be advertised and operated as a full-service restaurant serving breakfast, lunch and dinner.
2. The hours of operation will be 8 AM to 12 AM Sunday through Thursday and from 8 AM to 1 AM Fridays and Saturdays.
3. The premises, or any portion of the premises will not operate as a “lounge,” tavern, or sports bar.
4. Will have no televisions.
5. There will be no DCA sidewalk café.
6. Will not operate a backyard garden or any outdoor area for commercial purposes (including license sidewalk cafés).
7. The premises will not permit dancing.
8. The premises will play quiet ambient-recorded background music only on the interior. All music levels and volumes will at all times comply with all New York City Laws and Regulations and will not be audible in adjacent residences at anytime.
9. The premises will not have DJ’s, live music, cover charges, or promoted events.
10. There will be no velvet ropes or movable barriers on the sidewalk.
11. The premises will close all doors & windows at 9 PM every night and anytime there is amplified music.
12. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”. No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of a new on premise license for **Le Garage Corp. d/b/a Wanderlust, 349 W. Broadway 10013** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA On Premise License.

Vote: Unanimous, with 42 Board members in favor.

5. RW House, LLC, d/b/a N/A, 399 Lafayette St. 10003 (Catering OP)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a new On-Premises liquor license to operate “a catering facility for private events only” in a roughly 1,500 sq. ft. first floor storefront premise in a landmarked 7-story, mixed-use building (circa 1885) known as the De Vinne Press Building on Lafayette Street at the corner of East 4th Street in the Noho District; and,

ii. Whereas, the premises, which has a full-service kitchen, and was previously operated as a restaurant (Indochine), a certificate of occupancy being presented for eating and drinking on the first floor but not for catering; and,

iii. Whereas, the private events to be catered would include photo shoots, cocktail/wine/beer tastings, private dinners and corporate events; and

iv. Whereas, there is no outdoor area for commercial purposes (including license sidewalk cafés) and no existing operable Windows running along the front façade of the storefront, the hours of operation will be 11 AM to 11 PM every night Sunday through Saturday, music will be quiet background only consisting of music from ipod/CDs (i.e. no active manipulation of music – only passive prearranged music), there will be no DJ, no promoted events, no dancing, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

v. Whereas, the Applicant executed a stipulations agreement with CB2, Man., which will be incorporated into the method of operation on the on premise and those stipulations are as follows:

1. Premise will be advertised and operated as a catering space for private events.
2. The hours of operation will be 11 AM to 11 PM every night Sunday through Saturday.
3. The premises, or any portion of the premises will not operate as a “lounge,” tavern, or sports bar.
4. Will have no televisions.
5. Will not operate a backyard garden or any outdoor area for commercial purposes (including license sidewalk cafés).
6. Will not install operable French doors or windows that open out to the sidewalk.
7. There will be no dancing.
8. The premises will play quiet ambient-recorded background music only on the interior. All music levels and volumes will at all times comply with all New York City Laws and Regulations and will not be audible in adjacent residences at anytime.
9. The premises will not have DJ’s, live music, cover charges, or promoted events.
10. There will be no velvet ropes or movable barriers on the sidewalk.
11. All doors & windows will be closed at all times other than for patron egress.
12. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”. No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
14. Will obtain all proper permits to operate a catering establishment.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of a new catering on premise license for **RW House, LLC, d/b/a N/A, 399 Lafayette St. 10003** **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 Catering On Premise License.

Vote: Unanimous, with 42 Board members in favor.

6. Rogue Lobo, LLC, d/b/a Ardyn, 33 W. 8th St. 10011 (Transfer—Restaurant OP)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application for a transfer of an existing On-Premise liquor license to operate a “fine dining restaurant serving New American Cuisine at a Michelin Star level” in a roughly 2,356 sq. ft. premises (1,850 sq. ft. ground floor storefront and 506 sq. ft. basement; basement for storage only and no patrons) within a 5 story, mixed use building (circa 1900) on West 8th Street between 5th and 6th Avenues in Greenwich Village; and,

ii. Whereas, the premise was previously operated as a restaurant (Burger Joint) since 2010, a certificate of occupancy being presented for eating and drinking on the ground floor with a maximum person capacity of 74; and,

ii. Whereas, there will new owners but no changes to the prior method of operation as a full-service restaurant with 23 tables and 54 patron seats, 1 stand up bar with 12 and 1 food counter with 8 additional seats, for a total of 74 patron seats inside, there is no backyard garden or any outdoor area for commercial purposes including a licensed sidewalk café, there is full service kitchen, one bathroom and all existing doors/windows are fixed and not operable; and,

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

iv. Whereas, the Applicant met with the West 8th Street Block Association, the Block Association having objections to the late-night hours originally proposed, those hours originally proposed being inconsistent with the hours of operation by the prior operator “Burger Joint”; and,

v. Whereas, this Application being subject to the 500 ft. rule, the Applicant agreeing to compromise as to those later night hours, to conform with the hours of operation for “Burger Joint”, which closed by 11 PM during the week and midnight on the weekends, and also with other restaurants on this block for the purpose of satisfying the 500 foot rule; and,

vi. Whereas, the Applicant executed a stipulations agreement with CB2, Man., which will be incorporated into the method of operation on the on premise license and those stipulations are as follows:

1. Premise will be advertised and operated as a fine-dining restaurant.
2. The hours of operation will be 11 AM to 11 PM on Sundays, 4 PM to 12 AM Monday through Wednesday and from 4 PM to 1 AM Thursday to Saturday.
3. The premises, or any portion of the premises will not operate as a “lounge,” tavern, or sports bar.
4. Will have no televisions.

5. The premises will not permit dancing.
6. Will not operate a backyard garden or any outdoor area for commercial purposes (including license sidewalk cafés).
7. Will not install operable French doors or windows that open out to the sidewalk.
8. The premises will play quiet ambient-recorded background music only on the interior. All music levels and volumes will at all times comply with all New York City Laws and Regulations and will not be audible in adjacent residences at anytime.
9. The premises will not have DJ's, live music, cover charges, or promoted events.
10. There will be no velvet ropes or movable barriers on the sidewalk.
11. The premises will close all doors & windows at all times.
12. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”.
No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of a transfer of the existing on premise license for **Rogue Lobo, LLC, d/b/a Ardyn, 33 W. 8th St. 10011** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA On Premise License.

Vote: Passed, with 41 Board members in favor, and 1 recusal (D. Gruber).

7. Two Hands Village, LLC, d/b/a Pending, 48 W. 8th St. 10011 (New OP—Restaurant)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application for a new On-Premise liquor license to operate a “community focused café that strives to create nutritious, simple and delicious food paired with exceptional coffee” “while taking inspiration from Australia’s forward-thinking culinary scene” in a roughly 1,480 sq. ft. ground floor premise and basement (basement space for store/office only; no patrons) within a 5 story, mixed use building (circa 1930) on West 8th Street between MacDougal St. and 5th Avenue in Greenwich Village; and,

ii. Whereas, the premise was previously operated as a restaurant (Il Bambino) since 2014 with a Restaurant Wine license, the premises having never previously operated with an on-premise license, a certificate of occupancy being presented for retail, use group 6 on the ground floor with a maximum person capacity of 64 persons; and,

ii. Whereas, the method of operation will be as a café with full-service kitchen, two bathrooms, with 20 tables and 50 patron seats, 1 stand up food counter/bar with no seats for a total of 50 patron seats inside, there is no backyard garden or any outdoor area for commercial purposes including a licensed sidewalk café, and all existing doors/windows are fixed and not operable; and,

iii. Whereas, the hours of operation will be 8 AM to 6 PM every Sunday through Saturday, there being an exception for such normal operating hours, that exception being for periodic events or parties, which will occur no more than twice per month and where the operating hours will be extended until 12 AM for these special events and parties only, otherwise all doors or windows will be closed at all times,

music will be quiet background only consisting of music from ipod/CDs (i.e. no active manipulation of music – only passive prearranged music), there will be no DJ, no dancing, no promoted events, no private parties, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

iv. Whereas, the Applicant met with the West 8th Street Block Association, the Block Association being supportive of the application as presented with the stipulations outlined in this resolution incorporated into the new OP license at the NYSLA; and,

v. Whereas, the Applicant executed a stipulations agreement with CB2, Man., which will be incorporated into the method of operation on the on premise license and those stipulations are as follows:

1. Premise will be advertised and operated as a community focused café.
2. The hours of operation will be 8 AM to 6 PM every day Sunday through Saturday, where those hours of operation may be extended to 12 AM for special events or parties, those special events and parties being limited to 2 times per month.
3. The premises, or any portion of the premises will not operate as a “lounge,” tavern, or sports bar.
4. Will have no televisions.
5. The premises will not permit dancing.
6. Will not operate a backyard garden or any outdoor area for commercial purposes (including license sidewalk cafés).
7. Will not install operable French doors or windows that open out to the sidewalk.
8. The premises will play quiet ambient-recorded background music only on the interior. All music levels and volumes will at all times comply with all New York City Laws and Regulations and will not be audible in adjacent residences at anytime.
9. The premises will not have DJ’s, live music, cover charges, or promoted events.
10. There will be no velvet ropes or movable barriers on the sidewalk.
11. The premises will close all doors & windows at all times.
12. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”.
No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of an On-Premise liquor license for **Two Hands Village, LLC, d/b/a Pending, 48 W. 8th St. 10011** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA On Premise License.

Vote: Passed, with 41 Board members in favor, and 1 recusal (E. Coler).

8. J.F. Jones, Inc., d/b/a Great Jones Café, 54 Great Jones St. 10012 (OP – Change in Ownership)

i. Whereas, the Applicants and their Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application for a 100% change in ownership of an existing corporation that holds an On-Premise liquor license to operate the Great Jones Café located 4-story, mixed-use building (circa 1910) on Great Jones Street between the Bowery and Lafayette Street in Noho; and,

ii. Whereas, the restaurant was previously operated for approximately three decades (since 1989) as a restaurant specializing in Cajun cuisine, the restaurant for having advertised operating hours (posted on its website) until midnight (12 AM) Sunday through Thursday and until 1 AM on Fridays and Saturdays with the bar to the restaurant open until 2 AM every night; and,

iii. Whereas, the long-time owner (James Moffett) of the restaurant died in July/2018 at the age of 54, the Applicants stating that a week before his death Mr. Moffett “signed over” his entire ownership in the business to the landlord (Anthony Morano) and owner of 4-story building at 54 Great Jones Street, the owner Mr. Morano having no experience in operating a restaurant but who planned to operate a new restaurant in the same licensed premise with his Son (Scott) and with two additional partners, Jonathon Kavourakis and Avi Burnbaum; and

iv. Whereas, the proposed method of operation will change in that Applicants now seek to increase the hours of operation until 4 AM every night, seven days a week, the Applicants indicating that the 4 AM hour is essential to operating their new restaurant serving modern “American Comfort Food” with 8 tables and 31 seats, 1 bar with 5 seats for a total patron seating capacity of 36; there will continue to be a kitchen, two bathrooms, there is no backyard garden or any outdoor area for commercial purposes including a licensed sidewalk café, and all existing doors/windows are fixed and not operable; and,

v. Whereas, the music will be background only consisting of music from ipod/CDs (i.e. no active manipulation of music – only passive prearranged music), there will be no DJ, no dancing, no promoted events, no live music, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

vi. Whereas, there was opposition to the application from local residents, who objected to the existing ventilation systems leading from the existing kitchen directly to the public sidewalk which for years has caused noise, grease and disruptive fumes to affect the quality of life in the neighborhood, and who objected to the change in late night hours, the existing hours for the restaurant over the last three decades having never gone beyond 2 AM, there being concerns voiced that the newly proposed restaurant will morph into a bar and nightlife establishment, there being questions raised as to whether the transfer of ownership was done appropriately, above board and did not constitute an unconscionable transaction in light of the seller’s death a few days thereafter; and

vii. Whereas, the Applicants were not willing to close by 2 AM on the weekends arguing that the licensed premise had “grandfathered status” and can be open until 4 AM so it did not matter what objections were raised by the Community; and,

viii. Whereas, CB2, Man. does not have an objection to the new restaurant proposed closing by 2 AM every night, as this was the case for decades at this location, but objects to any increase in operating hours between 2 AM and 4 AM, such operations and late night hours being entirely inconsistent with a restaurant, whose primary function is to serve food with spirits being ancillary to such food services, there already being too many late-night establishments in this particular neighborhood which has transformed in the last 15 years with a significant residential presence, there being 42 other, existing on premise liquor licenses within 750 feet of the premises and an additional 13 pending on premises license applications within this same area;

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial to **J.F. Jones, Inc., d/b/a Great Jones Café, 54 Great Jones St. 10012**, on its application seeking a change in ownership of the existing on-premise liquor license (SN# 1025096); and,

THEREFORE BE IT FURTHER RESOLVED that CB2, Man. respectfully requests that the Liquor Authority review this application, the proposed change in method of operation requested, the propriety of the transfer of ownership and address the concerns noted above by placing this matter before the members of the Authority for determination.

Vote: Unanimous, with 42 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. Bowery Sushi, LLC, d/b/a Pending, 342 Bowery 10012 (OP – Withdrawn)

Whereas, prior to CB2, Manhattan’s SLA Licensing Committee #1 Meeting on October 2nd, 2018 the Applicant requested **to withdraw** this application from further consideration and did not appear, present or discuss this application for on premise license and reserved their right to resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Bowery Sushi, LLC, d/b/a Pending, 342 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 42 Board members in favor.

10. DL&Y, LLC, d/b/a Da Long Yi Hot Pot, 159 Canal St. Suite 200 10013 (RW – laid over to November/2018)

Whereas, prior to CB2, Manhattan’s SLA Licensing Committee #1 Meeting on October 2nd, 2018 the Applicant requested **to lay over** this application for a restaurant wine license to November/2018 and indicated that they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed; and;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **DL&Y, LLC, d/b/a Da Long Yi Hot Pot, 159 Canal St. Suite 200 10013** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 42 Board members in favor.

11. Showfields NY 1, LLC, d/b/a Pending, 11 Bond St. 10012 (OP – withdrawn and will resubmit in future)

Whereas, after CB2, Manhattan’s SLA Licensing Committee #1 Meeting on October 2, 2018 the Applicant requested **to withdraw** this application from further consideration and reserved their right to resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Showfields NY 1, LLC, d/b/a Pending, 11 Bond St. 10012** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 42 Board member in favor.

12. MM130 Bowery Rest. Corp., d/b/a Capitale, 130 Bowery 10013 (Catering OP – laid over to November/2018)

Whereas, prior to CB2, Manhattan’s SLA Licensing Committee #1 Meeting on October 2nd, 2018 the Applicant requested **to lay over** this application for an alteration to an existing catering facility to November/2018 and indicated that they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **MM130 Bowery Rest. Corp., d/b/a Capitale, 130 Bowery 10013** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 42 Board members in favor.

13. Chipotle Mexican Grill of Colorado, LLC, d/b/a Chipotle, 504 6th Ave. 10011 (OP – laid over to November/2018)

Whereas, prior to CB2, Manhattan’s SLA Licensing Committee #1 Meeting on October 2nd, 2018 the Applicant requested **to lay over** this application for a restaurant wine license to November/2018 and indicated that they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Chipotle Mexican Grill of Colorado, LLC, d/b/a Chipotle, 504 6th Ave. 10011** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2

has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 42 Board members in favor.

14. Chipotle Mexican Grill of Colorado, LLC, d/b/a Chipotle, 405 6th Ave. 10014 (OP – laid over to November/2018)

Whereas, prior to CB2, Manhattan’s SLA Licensing Committee #1 Meeting on October 2nd, 2018 the Applicant requested **to lay over** this application for a restaurant wine license to November/2018 and indicated that they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Chipotle Mexican Grill of Colorado, LLC, d/b/a Chipotle, 405 6th Ave. 10014** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 42 Board members in favor.

15. Chipotle Mexican Grill of Colorado, LLC, d/b/a Chipotle, 71 Spring St. 10012 (OP – laid over to November/2018)

Whereas, prior to CB2, Manhattan’s SLA Licensing Committee #1 Meeting on October 2nd, 2018 the Applicant requested **to lay over** this application for a restaurant wine license to November/2018 and indicated that they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, corporate change, alteration, transfer or other changes to the existing license for **Chipotle Mexican Grill of Colorado, LLC, d/b/a Chipotle, 71 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 42 Board members in favor.

16. Fortuna Realty Soho, LLC & 523 Greenwich Restaurant, LLC, d/b/a Hotel Hugo, 523 Greenwich St. 10013 (remove ground floor restaurant from license - OP – Hotel/Restaurant)

i. Whereas, a Manager and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an alteration application for an existing on-premise hotel liquor license (SN# 1276079) to remove the ground floor restaurant from the existing hotel liquor license in anticipation of having another operator secure a liquor license for the space that is being removed from the premises; and

ii. Whereas, the current licensee of this location, Fortuna Realty Hotel SoHo, LLC & 523 Greenwich Restaurant, LLC, operates an unlicensed rooftop bar with live music, promoted events and DJs on the 19th floor which includes an outdoor rooftop floor which is not within the demised premises on file with the SLA operated as “Hotel Hugo’s Azul on the Rooftop”(<http://www.azulrooftop.com>); the current method of operation and stipulations on file with the NYS SLA (license SN#1276079) state the licensee “will only use ground floor and 18th floor for service of alcohol” and “will not operate a rooftop garden” and “will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances”, it being further noted at the Licensee’s 500 ft. hearing on February 6th, 2014 that one of its principals had previously operated a rooftop space improperly without all permits in place, and that they would “not have any outdoor space” at this location and “agreed to abide by a number of conditions proposed by the Community Board to address the municipality's concerns regarding the issuance of this license. Those conditions would become part of the approved method of operation if this license is issued, and the applicant would be subject to disciplinary action or possible non-renewal of the license if it failed to comply with the approved method of operation.”; and

iii. Whereas, Hotel Hugo’s Azul on the Rooftop located on the 19th floor, including the large outdoor area, operates and advertises an additional bar not on file with the liquor authority and contrary to their existing stipulations and representations, regularly hosts live music and hosts outdoor movies played on the rooftop at entertainment levels among various ongoing violations, those representations made at the 500 ft hearing being false and upon which the issuance of the license being in the public interest and convenience and advantage was based; and,

iv. Whereas, the manager and Applicant’s Attorney admitted at CB2’s SLA Licensing Committee meeting on October 4th, 2018 to operating Azul on the Rooftop on the 19th Floor since the opening of the Hotel and stated that they had ceased all operations on the 19th Floor several days prior when they became aware that the operations were not licensed; it was noted by CB2, Man. that the closure also coincided with the change in seasons; and,

v. Whereas, CB2, Man. respectfully requests that Liquor Authority conduct appropriate enforcement and review all aspects of the current hotel operation covered under SN#1276079 and investigate the usage of the 19th floor, violations of existing stipulations, the use of live music and broadcasting of films on the rooftop at entertainment levels among other violations and take appropriate action; and,

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the alteration application to the existing hotel on-premise license Serial Number 1276079 for **Fortuna Realty Soho, LLC & 523 Greenwich Restaurant, LLC, d/b/a Hotel Hugo, 523 Greenwich St. 10013**; and,

THEREFORE BE IT FURTHER RESOLVED that those complaints and concerns outlined above be reviewed and appropriate enforcement actions be undertaken by the Liquor Authority to address all violations as indicated above irrespective of any applications filed with the Liquor Authority by the Licensee.

THEREFORE BE IT FURTHER RESOLVED that CB2, Man. respectfully requests that this alteration application be placed on the calendar to be heard before the Full Board of the New York State Liquor Authority prior to any determination.

Vote: Unanimous, with 42 Board members in favor.

17. While We Were Young, LLC, d/b/a While We Were Young, 183 W. 10th St. Space #2 10014 (OP – Restaurant add Sidewalk Café)

i. Whereas, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee to re-present an alteration application for an existing on-premise liquor license (SN# 1290230) to add a sidewalk café with 3 tables and 6 seats to the existing license originally presented in June/2017 at which time CB2 recommended denial; and,

ii. Whereas, the applicant was required to re-notify CB2, Man. because over 1 year had passed since the original notification to CB2 in 2017; during that time, the application was not processed by the Liquor Authority due to pending litigation which was subsequently resolved; and,

iii. Whereas, no additional or updated information was presented with the exception that the Licensee has been keeping their front façade windows closed at all times after having received violations from Liquor Authority; and,

iv. Whereas, several residents of the building appeared and again spoke in opposition to the application; and,

THEREFORE BE IT RESOLVED that CB2, Man. continues to maintain the recommendation as outlined in CB2’s June/2017 resolution recommending **denial** of the alteration application to the existing on-premise license Serial Number 1290230 for **While We Were Young, LLC, d/b/a While We Were Young, 183 W. 10th St., Space #2 10014**.

Vote: Unanimous, with 42 Board members in favor.

18. 27 Morton St., LLC, d/b/a Doma Na Rohu, 27.5 Morton St. 10014 (RW – Café/Restaurant with sidewalk cafe)

i. Whereas, the applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a transfer of an active Restaurant Wine license (SN #1260738) in a C2-6 zoned 6-story, mixed-use 1910 building on Morton Street between Seventh Avenue South and Bedford Street (block #587 lot #1) in Greenwich Village; the building falls within NYC LPC’s designated Greenwich Village Historic District; and,

ii. Whereas, the two-story premises are approximately 1,400 sq. ft., with 800 sq. ft. on the ground floor store level and an additional 600 sq. ft. in the basement with a maximum occupancy of 74, and the proposed usage appears to be consistent with the zoning; and

iii. Whereas, the premises will continue to have 21 tables with an aggregate of 45 seats, one (1) stand-up bar with 12 seats, for a total of 57 interior seats, all service and patron areas will be on the ground floor, the basement being restricted to staff; and,

iv. Whereas, the premises will have an unenclosed sidewalk café of 136 sq. ft. with six (6) tables and 14 seats subject to approval and activation of license by the NYC DCA; and,

v. Whereas, the committee received a written letter of support for the application from a residential neighbor; and,

vi. Whereas, the applicant’s proposed hours of operation will be from Sunday 9:00 am to 10:30 pm, Monday through Thursday 10:30 am to 11:00 pm, and Friday & Saturday 10:30 am to 12am; and,

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

1. Premise will be advertised and operated as a Classic West Village Neighborhood Restaurant serving Eastern European (German, Czech, Austrian, etc.) Cuisine.
2. The hours of operation will be: Sunday 9AM to 10:30PM, Monday, Tuesday and Wednesday 10:30AM to 11PM, THURS 10:30AM to 11PM, FRI-SAT 9AM-12AM. Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will operate full service restaurant, specifically a Classic West Village Neighborhood Restaurant serving Eastern European (German, Czech, Austrian, etc.) Cuisine with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will have no more than 1 television, no larger than 46” (there will be no projectors).
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including license sidewalk cafés).
7. Will operate sidewalk café no later than 10PM Sunday to Thursday, and 11PM Friday and Saturday. (All tables and chairs will be removed at this hour.)
8. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will close all doors & windows at 9:00 PM every night and anytime there is amplified music, live music, or DJ.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
13. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”. No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. 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.
17. The interior will have 45 table seats and 12 bar stools. There will be 6 tables and 12 seats in the sidewalk café.
18. Will not operate a sidewalk café until license is active.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the transfer of Restaurant Wine license (SN#1260738) for **27 Morton St., LLC, d/b/a Doma Na Rohu, 27.5 Morton St. 10014**, unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Restaurant Wine License.

Vote: Unanimous, with 42 Board members in favor.

19. Siren Retail Corporation, d/b/a Princi, 31 W. 4th St. 10012 (OP – Bakery with minimal food service)

i. Whereas, the applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present a new On-Premises liquor license in order to open an “Italian style bakery offering aperitivos & coffee” in a R7 zoned 4-story, mixed-use 1900 building on West 4th Street between Greene and Mercer Streets (block #546 lot #30); Siren Retail Corporation is owned by Starbucks Coffee Company; and,

ii. Whereas, the two-story premises are approximately 3830 sq. ft., with 2,030 sq. ft. on the ground floor store level and an additional 1,800 sq. ft. in the basement, and usage seems allowable under zoning; and,

iii. Whereas, the premises will have eight (8) tables with an aggregate of 35 seats and one (1) bar with an additional seven (7) seats for a total of 33 interior 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; and,

iv. Whereas, the application did not include or anticipate a sidewalk café; and,

v. Whereas, applicant stressed that they would offer only a very limited offering of drinks containing alcohol which will be served from a set menu, and all employees will be ATAPS and/or TIPS certified; and,

vi. Whereas, the applicant’s proposed hours of operation will be 6AM to 10PM every night of the week (Sunday through Saturday); and,

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

1. Premise will be advertised and operated as a “Italian-style Bakery offering Aperitivos and Coffee.”
2. The hours of operation will be: 7AM to 10PM every night of the week (Sunday through Saturday). Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will operate a full-service Italian-style Bakery, with full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café)
7. No sidewalk café was included in this application.
8. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will close all doors & windows at 9PM every night of the week.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
13. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches.” No pitchers of beer.

14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/doorman.
17. There will be 8 tables and 25 table seats and 1 stand-up bar with 7 seats.
18. Offerings of drinks with alcohol will be very limited ad served from a set menu.
19. All employees will be ATAP and/or TIPS certified.

viii. Whereas, several local residents appeared and spoke of concerns with respect to later hours of operation, noise and general concerns with respect to an additional liquor license in the immediate area’ their concerns were ameliorated when the applicant explained their method of operation operating primarily as an Italian-style Bakery offering Aperitivos and Coffee and agreed to close at 10PM 7 days a week;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the new On Premise license for **Siren Retail Corporation, d/b/a Princi, 31 W. 4th St. 10012**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA On-premise Liquor License.

Vote: Passed, with 41 Board members in favor, and 1 in opposition (S. Smith).

20. Ars Nova Theater I, Inc., 27 Barrow St. 10014 (OP-Theater, live music in conjunction with musical theatre performance)

i. Whereas, the applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a new on-premise liquor license for a non-profit theatre company for alcohol service prior to performances and during intermission; and,

ii. Whereas, this application is for a new on-premise liquor license for an existing theatre which had previously been licensed by a prior operator for beer and wine service only; the premises is located on the ground floor and mezzanine of a 7 story commercial building located in a mixed used residential/commercial area on Barrow Street between 7th Avenue South and West 4th Street for a roughly 3,344 sq. ft. premise (2,666 sq. ft. ground floor and 678 sq. ft. mezzanine) with 199 seats located in the theatre and one stand-up bar adjacent to the lobby area; a Certificate of Occupancy was provided; and,

iii. Whereas, when there is public programming in the theatre, the hours of operation for alcohol service will be from 5PM to 11PM Monday to Friday and from 1PM to 11PM Saturday and Sunday; there are no outdoor areas and no operable facades or windows, music will be that as normally found in theatres spaces, there will be no DJs or patron dancing, no velvet ropes, no movable barriers; there will be live music in conjunction with theatre performances; and,

iv. Whereas, the applicant executed a stipulations agreement with CB2, Man. that they agreed would be attached and incorporated in to the method of operation on the new theatre on-premise liquor license stating that:

1. This application is for an on-premise liquor license for a non-profit theatre company for alcohol service prior to performances and during intermission only.

2. The licensed premises will consist of the main theatre with 199 seats, the front lobby area, box office area, bar & coat check.
3. When there is public programming in the theatre, the hours of operation for alcohol service will be from 5PM to 11PM Monday to Friday and from 1PM to 11PM Saturday and Sunday. Beer, Wine and Alcohol sales will only occur 45 minutes prior to any performance and during any intermission up to 30 minutes in length. When there is no public programming, there will be no alcohol service.
4. All beer, wine and alcohol service will be limited to ticketed patrons only.
5. Patrons will only be able to purchase beer, wine and alcohol at the standup bar in the coat check counter in the lobby area. Patrons may bring beer, wine alcohol to seats in the theatre.
6. All public programming in the theatre will end by 12AM.
7. At no time will any music or noise from inside the theatre be audible in any contiguous residential apartments.
8. At no time will the theatre utilize DJ's, allow patron dancing, utilize velvet ropes or other barricades to queue patrons or otherwise block areas of the sidewalk on the exterior of the building.
9. The theatre will abide by all the regulations of the Department of Buildings and the Landmark Preservation Commission in the operation of their business at this address, including, but not limited to the Certificate of Occupancy, Place of Assembly Permits and exterior signage.
10. The theatre, at the request of CB2, Manhattan, will revisit any of the above stipulations as they relate to quality of life issues and will work with CB2, Manhattan to create additional best practices to mitigate any ongoing issues should they arise.
11. There will be a designated contact person whose phone number is made available to local residents who will respond to any complaints promptly.
12. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein with the SLA.

v. **Whereas**, a number of letters in support were received including letters form local residents and other groups; and,

vi. **Whereas**, there are currently approximately 36 On Premise Liquor Licenses and an unknown number of Beer and Wine Licenses within 500 ft. of the premises;

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of a new theatre on-premise liquor license for **Ars Nova Theater I, Inc., 27 Barrow 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 Theatre On-Premise Liquor License.

Vote: Unanimous, with 42 Board members in favor.

21. Rishank, LLC, d/b/a North Fork Restaurant, 110 Bedford St. 10014 (OP – Restaurant)

i. **Whereas**, the applicant appeared before Community Board 2, Manhattan's SLA Licensing committee to present a new On-Premises liquor license in order to open a full-service "Family Restaurant serving American Food" in a C7 zoned 7-story, mixed-use 1890 building on Bedford Street between Christopher and Grove Streets (block #588 lot #45) also known as 122 Christopher, the building is located in the NYC Landmarks Commission designated Greenwich Village Historic District; and,

ii. **Whereas**, the two-story premises are approximately 2,800 sq. ft., with 1,400 sq. ft. on the ground floor store level and an additional 1,400 sq. ft. in the basement, has a maximum occupancy of 50, and usage seems consistent with zoning; and,

iii. Whereas, the premises will have nine (9) tables with an aggregate of 30 seats and one (1) bar with an additional seven (7) seats for a total of 37 interior 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; and,

iv. Whereas, the premises will not have a sidewalk café now or in the future; and,

v. Whereas, notwithstanding the use of the Bedford Street address in their materials, the applicant stipulated that patrons would use only the existing corner entrance at 122 Christopher Street and would not use the emergency exit facing Bedford Street; and,

vi. Whereas, the applicant's proposed hours of operation will be 10AM to 11PM Sunday to Wednesday; and 10AM to 12AM Thursday, Friday and Saturday; and,

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

1. Premise will be advertised and operated as a "Family Restaurant serving American Food."
2. The hours of operation will be: 10AM to 11PM Sunday to Wednesday; and 10AM to 12AM Thursday, Friday and Saturday. Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will operate a full-service restaurant, specifically a family restaurant serving American food, with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café)
7. Will not have a sidewalk café now or in the future.
8. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will close all doors & windows at 9PM every night of the week.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
13. Will not have unlimited drink or unlimited food & drink specials. Will not have "boozy brunches." No pitchers of beer.
14. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not have: Dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/doorman.
17. There will be no patron use of the backyard. Staff will not take breaks in the backyard, or smoke in it, or congregate in it.
18. There will be no patron access to the basement.
19. There will be 9 tables and 30 table seats and 1 stand-up bar with 7 seats.
20. The door on Bedford Street will not be used for patron ingress or egress.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the new On Premise license for **Rishank, LLC, d/b/a North Fork Restaurant, 110 Bedford St. 10014**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA On-Premise Liquor License.

Vote: Unanimous, with 42 Board members in favor.

22. Bento Brooklyn, LLC, d/b/a Bento Clubs, 675 Hudson St., 5th Floor 10014 (OP – Co-Working/Catering Establishment with live music and DJ)

i. Whereas, the Applicants and Attorney appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application to the Liquor Authority for a catering on premise liquor license for a private membership co-working club and adjoining event space that “focuses on small footprint and sustainable retail and working spaces with an emphasis on brand building”; and,

ii. Whereas, the co-working and event space is located in 2 separate spaces on the 5th floor in a commercial building (c1910) in a designated historic district in a triangular shaped building bounded by Hudson St. to the East, 9th Avenue to the West, 14th St. to the North and 13th Street to the South; on the upper floors there are legal loft law residential tenants on the 2nd and 4th Floors, office uses on other upper floors and the majority of the ground floor and basement are filled with multiple liquor licensed establishments including spaces currently operated or with licenses in safekeeping including businesses operated as Bills Burgers, Lively (The Vault, LLC), Kobrick Coffee and Dos Caminos and Troy Liquor Bar ; and,

iii. Whereas the premises is located on the top floor of the building covering the entire 5th Floor, which is roughly 5,287 sq. ft.; the premises will be divided into two locations, the northern portion of the space will be a co-working space with kitchen with approximately 56 seats with total occupancy stated to be less than 75 persons; the southern space will be a catering facility/event space with 10 tables and 70 seats with total occupancy less than 75 persons; the entire premises was previously a commercial space in which the tenant apparently lived as a non-legal residence and work space for over a decade; there is only one interior staircase in the building which is shared by all building tenants, there is no building lobby; there is one small shared 7-8 person passenger elevator for the whole building which opens directly to the street and there is no security in the building or monitoring of building entrances by building personnel; and,

iv. Whereas, the Northern portion of the premises will operate as a private membership co-working space and will also host occasional happy hours under the supervision of a designated bartender/server and other similar informal events; at no time would alcohol, wine or beer be readily available to patrons for self service even though this is an advertised amenity in the materials provided to CB2, Man. and no other alcohol, beer or wine will be stored or located on the premises that has not been properly purchased in the designated legal channels for licensed premises; there will be food available from the kitchen located within the co-working space; and,

v. Whereas, the Southern portion will operate in conjunction with the co-working private membership club under the same liquor license as an event space/catering facility for use by members of the co-working space only and supported by the kitchen located in the northern premises and is advertised on their website currently as “Bento Club is entirely modular and can accommodate from 10-100 people. Think of it—a full-service community center suitable for a business conference, a kids’ birthday party, or

a wedding reception. A classroom where storage cabinets can be replaced with bookshelves as need arises. A place for neighbors to gather and socialize. Bento Club's synergy and versatility are guaranteed to make interesting things happen.”; and,

vi. Whereas, no certificate of occupancy yet exists; there is a current pending Alteration Type 1 Job No. 100498294 that indicates a change in use to the 5th floor for “office” with a total occupancy of 20 persons (Schedule “A” under Document 15 dated 1/5/2018);

vii. Whereas, the applicant stated that they were permitted to operate both spaces concurrently and that each space had an allowable occupancy of less than 75 persons, resulting in occupancy up to 148 persons across both spaces; they stated that they were not required to obtain a place of assembly permit because each space was separate; and,

viii. Whereas, access to the 5th floor and all other floors is by a single passenger elevator opening directly to the street holding 7-8 people; there is only a singular interior staircase that services all floors in the building; there are three exterior fire escapes including one which requires climbing down a vertical ladder from the 4th and 5th floor, the other 2 fire escapes being narrow fire escapes; and,

ix. Whereas, the applicant stated that their hours of operation for the Northern co-working space would be Sunday to Thursday from 6AM to 11PM and 6AM to 12AM Friday to Saturday with all music ending at 10PM and for the Southern event/catering space from 6AM to 1AM Sunday to Thursday and 6AM to 2AM Friday and Saturday; there will be 5 televisions in the co-working space, there will be live music, live DJ and music at background and at entertainment levels; soundproofing is being installed;

x. Whereas, the applicant provided a petition in support; and,

xi. Whereas, the applicant met with local residents, several letters in strong opposition were received and one residential tenant who lives on the floor below appeared to voice his families concerns specifically that the previous tenant who lived in the space illegally and operated a business including designing audio speakers played music at all hours of the night; he stated that he appreciated that the applicants were willing to reduce the hours of operation of the co-working portion to 11PM Sunday to Thursday and 12AM Friday to Saturday with all music ending at 10AM, he felt this somewhat addressed the immediate direct impact on his home which is directly below the space; and,

xii. Whereas, other opposition cited the high number of licenses in the immediate area including within the same building; that this space has previously never been licensed; it was unclear to those in opposition why a co-working space needs a full liquor license; there was significant opposition to the catering aspect of the operation specifically with respect to live music, DJs, and dancing; there were concerns that operating an event space on the upper floors with entertainment level music would contribute to the ongoing sound and music issues prevalent throughout the immediate area; after having met with the applicants they were under the impression that the catering space would be rented out to any interested parties, not just people who are members of the co-working space – a corollary concern was that under such circumstances, this space could easily morph into a club that hosts "invitation-only" parties; there were concerns that catering clients would be bringing in their own sound systems as none would be provided by the applicant which are operated by per event staff with no familiarity of the neighborhoods concerns; it was noted that comparable licensed spaces in the area used for related corporate events in mixed-use spaces close significantly earlier; there were significant concerns with respect to accessibility of the space for events where guest usually arrive at the same time and leave at the conclusion of the event with an elevator that only holds 7-8 people and opens directly onto the street with no lobby resulting in congregating on the street; and,

xiii. Whereas, CB2, Man. does not think that this is an appropriate use for this space and that the presented plan is not well thought out with the use as presented; additionally typical corporate events are over by 11PM and no reasonable explanation was provided for the parameters of operation presented; and,

xiv. Whereas, CB2, Man. has significant concerns about the basic overall fire safety of the 5,000 sq. ft. premises which only has one interior staircase, the other exits being exterior fire escapes one located on the southern side and two on the northern side (one of the two on the North side requires climbing down a ladder between the 4th and 3rd floor); the applicants insistence that because the 5th floor is two separate spaces they are able to have up to 150 person occupancy across the 2 spaces instead of operating the space as one contiguous space with a place of assembly permit and enhanced fire safety measures; the premises being located on the top floor with five licensed venues located on the ground floor and basement; there being no reason to have an event space operated in conjunction with a co-working space having DJs, live music, entertainment level music and presumably dancing in darkened operating conditions operating until 2AM in a 2,500 sq. ft. portion of the premises in an area already oversaturated with licensed premises; and,

xv. Whereas, CB2, Man. has additional concerns regarding enforcement and basic safe operation of the space; the applicant stated they would limit events in the catering portion of the premises to 75 persons after being presented with the fire safety concerns outlined above; one only need to review the provided pictures to understand that the catering space's size lends itself to much larger events with no direct enforcement and an inability to quickly monitor by enforcement agencies and the very obvious fire safety concerns; and,

xvi. Whereas, the applicant did not present any materials or information on their plans to obtain a Certificate of Occupancy indicating use group 6 for the co-working space and use group 9 for the catering and event facility or any other related materials or any legal occupancy numbers;

xvii. Whereas, if this application is considered by the Liquor Authority and despite CB2, Man.'s Objection consideration is given to finding public interest in the issuance of this license, CB2 requests that the hours of operation be absolutely no later than 11PM Sunday to Thursday, 12AM Friday to Saturday, with all patrons gone at that time, no music after 10PM, no DJs, no live music, that a Certificate of Occupancy for the Southside space note it is a catering facility, that a master sound system be utilized in the Southside space which is installed with a properly calibrated sound limiter which cannot be bypassed by event staff and which is not audible in either the 4th floor residential unit or the 2nd floor residential unit; that there be no more than 74 persons including staff on the 5th floor during any event; that a plan be formulated and presented to CB2, Man. with respect to patron entry and exit after 6PM and any other conditions that would mitigate any impacts associated with the issuance of an additional liquor license where none previously existed and any conditions that would ameliorate the concerns of local residents; it being clear however that CB2, Man. recommends denial of this application; and,

xviii. Whereas, there are currently approximately 22 Active On Premise Liquor Licenses, many of which are multi floor large scale operations, an unknown number of on-premises liquor licenses in safekeeping and an unknown number of Beer and Wine Licenses within 500 ft. of the premises;

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of **Bento Brooklyn, LLC, d/b/a Bento Clubs, 675 Hudson St., 5th Floor 10014** on its application seeking a catering on-premise liquor license; and

THEREFORE BE IT FURTHER RESOLVED that if this application is pursued by the Applicant, despite CB2, Manhattan’s recommendation to deny this application, CB2 requests that the SLA conduct a 500 foot hearing; and,

THEREFORE BE IT FURTHER RESOLVED that should this application be considered by the SLA, CB2, Man, respectfully requests that this item be Calendared to appear before the Full Board of the SLA for determination and that notice be provided to CB2, Manhattan at least two weeks in advance.

Vote: Unanimous, with 42 Board members in favor.

23. KNOCL Group, Inc., d/b/a Zusik, 202 W. 14th St. 10011 (OP – Restaurant with Sidewalk Cafe)

i. Whereas, the applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present a new On-Premises liquor license in order to open a full-service “Korean flavor infused tapas and contemporary Korean cuisine” restaurant in a C4 zoned 4-story, mixed-use 1910 building on West 14th Street between Seventh and Eighth Avenues (block #618 lot #31); and,

ii. Whereas, the two-story premises is approximately 4,000 sq. ft., with 2,000 sq. ft. on the ground floor store level and an additional 2,000 sq. ft. in the basement, has a maximum occupancy of 74, and a Certificate of Occupancy consistent with the proposed usage; and,

iii. Whereas, the premises will have 24 tables with an aggregate of 58 seats and one (1) bar with an additional 11 seats for a total of 69 interior 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; and,

iv. Whereas, the premises will seek a sidewalk café of 3 tables and 12 seats, which will close at 10PM every night, and all windows and doors will be kept closed from 10PM every night, and the backyard will not be accessible to patrons or used by the staff for smoking or breaks but only; and,

v. Whereas, the applicant’s proposed hours of operation will be Sunday 10AM to 1AM; Monday, Tuesday, and Wednesday 12PM to 1AM; Thursday and Friday 12PM to 2AM; Saturday 10AM to 2AM; and,

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

1. Premise will be advertised and operated as a “Korean flavor infused tapas and contemporary Korean cuisine” Restaurant.
2. The hours of operation will be: 11 AM to 12 AM Sunday through Wednesday, 11 AM to 1 AM Thursday, 11 AM to 2 AM Friday and Saturday. Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will operate a full-service restaurant, specifically a Korean restaurant, with the kitchen open and full menu items available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café)

7. Will operate sidewalk café no later than 10PM every night of the week (all tables and chairs will be removed at this hour.)
8. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will close all doors & windows at 10PM every night of the week.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
13. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. 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/doormen.
17. There will be no patron use of the backyard. Staff will not take breaks in the backyard, or smoke in it, or congregate in it.
18. There will be no patron access to the basement.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the new On Premise license for **KNOCL Group, Inc., d/b/a Zusik, 202 W. 14th St. 10011**, unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA On-Premise Liquor License.

Vote: Unanimous, with 42 Board members in favor.

24. 210 Prinkipas, LLC, 210 6th Ave. 10012 (OP – Restaurant & Sidewalk Cafe)

i. Whereas, the applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application to the Liquor Authority for a new restaurant on premise liquor license for a full service Greek restaurant; and,

ii. Whereas, this application is for a new on-premise liquor license; the premises is a location which was previously operated for over 30 years as a vegetarian restaurant, Souen, with a restaurant wine license; the premises is located on the ground floor and basement on the southern end of a mixed-used residential/commercial co-op building, the co-op having recently purchased the commercial unit from the prior restaurant operator’s estate; the location is bounded by Sixth Ave. to the West, Spring St. to the South and MacDougal St. to the east; the space is roughly 3,500 sq. ft. (1,500 sq. ft. ground floor and 2,000 sq. ft. basement – no patron use of basement); there will be 10 tables and 50 seats, and one stand-up bar with 10 seats for a total of 60 interior seats; there will be a future application for a sidewalk café; a Certificate of Occupancy was provided; and,

iii. Whereas, the hours of operation will be Sunday from 10AM to 12AM, Monday to Wednesday 11AM to 12AM and Thursday to Saturday from 11AM to 1AM, there will be a future sidewalk café which will close at 10PM Sunday to Thursday and 11PM Friday to Saturday, all doors and windows will be closed at 10PM except for patron ingress and egress, it is anticipated that operable French doors will be installed in one “bay” on the Spring St. façade and one “bay” on the MacDougal St. side; new access stairs will be installed in the kitchen to access the basement; the primary entrance will be moved from the corner of 6th

Ave to the corner of MacDougal St.; music will be quiet background only consisting of music from ipod/CDs (i.e. no active manipulation of music – only passive prearranged music), there will be no DJ, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

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

1. This application is for a new restaurant on premise liquor license for a full service Greek restaurant.
2. The hours of operation are Sunday from 10AM to 12AM, Monday to Wednesday 11AM to 12AM and Thursday to Saturday from 11AM to 1AM.
3. The premises will operate as a full service Greek restaurant with the kitchen open and full menu items available during all hours of operation.
4. The premises, or any portion of the premises will not operate as a tavern, lounge or sports bar.
5. The premises will not have televisions.
6. Will operate sidewalk café no later than 10PM Sunday to Thursday and 11PM Friday to Saturday (no patrons will remain after that time and all tables & chairs will be removed).
7. Will install landmark approved sound dampening awning/canopy over all licensed sidewalk café areas and any operable facades.
8. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences at anytime.
9. Will close all doors & windows at 9PM Sunday to Thursday and 10PM Friday and Saturday and anytime there is music.
10. Will utilize only one primary entrance/exit for patrons.
11. Will comply with all NYC Landmark Preservation Commission Regulations and all NYC Department of Consumer Affairs regulations. Will not deviate from any approved sidewalk café plans and will not have sidewalk benches.
12. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
13. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”. No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. The premises will not have dancing, DJ’s, live music, promoted events, cover charges, scheduled performances, velvet ropes, metal barricades or security guards.
17. Applicant is aware of the sensitive nature of the use of the MacDougal St. façade in particular for sidewalk café use and with respect to any operable French Doors and patron ingress and egress in the establishment and will take all steps to minimize impacts to the degree possible with respect to residential tenants on MacDougal St. and will address all complaints promptly.
18. Applicant will not install more than one “bay” of French Doors along MacDougal St. in the area closest to the corner and one “bay” of French Doors on Prince St.

v. Whereas, the applicant is also a principal and operates another licensed premises located just down the block at 199 Spring St., Principessa SoHo, LLC d/b/a Little Prince SN#1259036, which was the subject of a CB2, Man. resolution in April/2016 recommending denial of the renewal of their on-premise liquor license in part for operating an illegal exterior sidewalk café in degradation to its previously agreed

method of operation; applicant continues to operate that illegal exterior sidewalk café and continues to serve alcohol in that area despite CB2, Man.'s request that the applicant/licensee agree to cease its exterior sidewalk café operations and comply with the law; and,

vi. Whereas, the Co-Op Board President for the building in which the applicants restaurant would be located appeared in support with support of the full Co-Op Board explaining that they sought out this operator for this commercial space which the Co-Op had recently purchased from the prior operator's estate because he was a known operator with an establishment down the street and that they were more confident with a known local operator as opposed to openly marketing the space utilizing a broker; and,

vii. Whereas, a petition in support was presented, letters in support were presented and a number of local residents including those who patronize the operators other establishment Little Prince, appeared in support and spoke in favor citing the family atmosphere and neighborhood friendly operation and the experience of this operator; the applicant has ownership interest in 5 businesses located within CB2, Man.; and,

viii. Whereas, several local residents, including one who lives across the street from the applicant's other establishment Little Prince appeared in opposition, citing the illegal use of the exterior area in front of Little Prince for table seating and the service of alcohol and cited patron crowding in front of the premises including reports of patrons drinking alcohol on the sidewalk creating ongoing instances whereby pedestrians have to walk in the street to go around the patrons blocking the sidewalk; additional concerns were raised with respect to the inclusion of a future sidewalk café at the proposed premises given this operators ongoing illegal operation of the sidewalk café in front of Little Prince; there were also complaints raised that at Little Prince, the operator routinely operated with the front doors open in to the late evening creating quality of life issues; concerns were also raised with respect to the installation of operable French doors where none currently exist and having outdoor seating on MacDougal Street which is a quiet residential street; and,

vi. Whereas, there are currently approximately 11 On Premise Liquor Licenses and an unknown number of Beer and Wine Licenses within 500 ft. of the premises;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of a new restaurant on-premise liquor license for **210 Prinkipas, LLC, 210 6th Ave. 10012** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "Method of Operation" on the SLA Restaurant On-Premise Liquor License.

Vote: Passed, with 37 Board members in favor, and 5 in opposition (K. Berger, T. Bergman, R. Caccappolo, R. Ely, A. Wong).

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

25. 296 Sandwich, LLC, d/b/a The Garret and Five Guys, 296 Bleecker St. 10014 (OP – Bar & Restaurant Corp. Change - Layover)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on October 4th, 2018, the Applicant requested to **layover** this application for a Corporate Change application for a restaurant & bar on-premise liquor license and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of corporate change, on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, class change, transfer, alteration, upgrade or changes to any existing license for **296 Sandwich, LLC, d/b/a The Garret and Five Guys, 296 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 42 Board members in favor.

26. 20 Cornelia, LLC, d/b/a TBD, 20 Cornelia St. 10014 (RW – Restaurant with Rear Yard - Layover)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on October 4th, 2018, the Applicant requested to **layover** this application for a restaurant wine license application and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, transfer, alterations, upgrade or changes to any existing license for **20 Cornelia, LLC, 20 Cornelia 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 42 Board members in favor.

27. Helen's, LLC, Vault at 675 Hudson St. 10014 (OP – Bar/Tavern with DJ - Layover)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on October 4th, 2018, the Applicant requested to **layover** this application for an on-premise liquor license application and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, transfer, alterations, upgrade or changes to any existing license for **Helen's, LLC, Vault at 675 Hudson 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 42 Board members in favor.

28. AV NY 1, LLC, d/b/a Pending, 15 8th Ave. 10014 (OP – Restaurant – withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on October 4th, 2018, the Applicant requested to **withdraw** this application for a restaurant on-premise liquor license application and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, transfer, alterations, upgrade or changes to any existing license for **AV NY 1, LLC, d/b/a Pending, 15 8th Ave. 10014 (OP – Restaurant) until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 42 Board members in favor.

29. Grupo Gitano, LLC, 76 Varick St. 10013 (OP – Winter Community Garden w/ Skating Rink, Holiday Shops, Food Vendors and Bar - withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on October 4th, 2018, the Applicant requested to **withdraw** this application for an on-premise liquor license application and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, transfer, alterations, upgrade or changes to any existing license for **Grupo Gitano, LLC, 76 Varick St. 10013 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 42 Board members in favor.

30. Akin Hospitality, LLC, d/b/a Hudson Square Plaza, 76 Varick St. 10013 (OP – Winter Community Garden w/ Skating Rink, Holiday Shops, Food Vendors and Bar - Withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee #2 Meeting on October 4th, 2018, the Applicant requested to **withdraw** this application for an on-premise liquor license application and they will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed;

THEREFORE BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, class change, transfer, alterations, upgrade or changes to any existing license for **Akin Hospitality, LLC, d/b/a Hudson Square Plaza, 76 Varick St. 10013—until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has

forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 42 Board members in favor.

TRAFFIC AND TRANSPORTATION

1. Resolution in response to presentation by PANYNJ on their four-year plan to repair Hurricane Sandy damages at the Holland Tunnel

Whereas the Port Authority of New York and New Jersey (PANYNJ) presented their plans to date for repairing Hurricane Sandy damages at the Holland Tunnel to Community Board 2, Manhattan (CB2); and

Whereas project design, which already is underway, will proceed into 2019, with actual construction work anticipated to begin in the first quarter of 2020 and to last approximately four years; and

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

Whereas the program is budgeted to have the necessary contingent of traffic enforcement agents (TEAs), including additional ones at intersections, to direct traffic for the duration of the project; and

Whereas it's of utmost importance to alert the public that the tunnel is closing (only) at night to avoid as much vehicular confusion as possible; and

Whereas it's equally important to notify the surrounding community, including residents and especially businesses, of the project activities and on-street changes (such as traffic diversion) that will be taking place, to prepare for potential impacts; and

Whereas PANYNJ is planning an outreach campaign, including news releases for print and other media, radio announcements, signage and the like, and also expects to work closely with the affected community boards and business improvement districts in getting out the word; and

Whereas appropriate street signs will be necessary to guide traffic in the most favorable direction. PANYNJ intends to use signage including overhead message signs to direct traffic and early warning signs in the project vicinity to divert vehicular activity away from blocked tunnel entrances; and

Whereas modeling is being used to identify opportunities for potential traffic diversion away from the Holland Tunnel and shows approximately 83% of re-directed traffic headed for New Jersey going to the Lincoln Tunnel, 6% to the George Washington Bridge, and 12% across the Verrazano Narrows Bridge, however, the exorbitant one-way double toll on the Verrazano Narrows Brooklyn side has been bypassed by Jersey-bound vehicles since 1986 (when it was incorporated) to avoid the high toll cost; the vehicles then go through Brooklyn, cross into Manhattan, and bring an extra-heavy concentration of large trucks and other vehicular traffic to Lower Manhattan's already congested streets, a situation CB2 has opposed for years and has urged a return to the two-way toll; and

Whereas community concern was voiced about the potential for impacts from conflicts with the L-train Canarsie Tunnel project which overlaps for a short time with the Holland Tunnel project, and PANYNJ indicated its intention to consult with MTA-NYCT and DOT about this work; and

Whereas particular concern was expressed for preserving the Dominick Street gate, and PANYNJ asserted it would not touch ornamental features; and

Whereas PANYNJ declared its willingness to come again to CB2, Man. to provide updates on the project as it progresses and receive additional community input;

Therefore be it resolved that CB2, Man. thanks PANYNJ for their clear and well-considered presentation of their plans for repairing Hurricane Sandy damages at the Holland Tunnel; and

Be it further resolved that CB2, Man. asks that PANYNJ inform CB2 of exact dates of the beginnings and ends of the different phases of the project, staging plan specifics, any time of day changes, and particulars on how traffic will be managed and diverted as soon as these details are finalized; and

Be it further resolved that CB2, Man. urges that a clear plan be devised for allocating TEA coverage, based on observations on site of pedestrian, bicycling and vehicular patterns of street use, as well as community input; and

Be it further resolved that CB2, Man. encourages PANYNJ to issue advance notice early and often, not only of the Holland Tunnel's closing but also clarifying that closure will be only at night and detailing which of the tubes will be closed and when; and

Be it further resolved that CB2, Man. requests that PANYNJ conduct early outreach to the surrounding community both to help prepare residents and businesses for impending changes and to gather their input for important insights that can help guide the conduct of the project; and

Be it further resolved that CB2, Man. avidly supports PANYNJ's plans to conduct a comprehensive outreach and informational campaign, using a variety of outlets and working with community boards and BIDs to get out the word, and is most agreeable to helping with this effort; and

Be it further resolved that CB2, Man. is very much in favor of using street signs and other early warning devices to alert all drivers of the work in progress and changes in street patterns, and strongly advises that these warnings should not be limited to the project's immediate vicinity, but rather to the much broader affected area starting at the Williamsburg Bridge with coverage over to the Holland Tunnel, to allow for use of other, less impactful travel route options and avoid unnecessary and disruptive conflicts and backups; and

Be it further resolved that CB2, Man. encourages PANYNJ to employ whatever means of association, cooperation and communication that is at their disposal to impel the return to a two-way toll on the Verrazano Narrows Bridge (thereby opening up a channel for diverting New Jersey bound traffic away from the Holland Tunnel while easing the burden of congestion in Lower Manhattan); and

Be it further resolved that CB2, Man. asks that on-site observations be conducted, in addition to modeling, to provide a living snapshot of conditions and activities in action; and

Be it further resolved that CB2, Man. is pleased to learn that PANYNJ intends to coordinate its plans for Holland Tunnel repair with the MTA NYCT and DOT to avoid conflicts with the L-train shutdown and urges that meetings on potential mitigations be held as soon as possible; and

Be it further resolved that CB2 endorses PANYNJ's intent to preserve the Holland Tunnel's historical features and urges that utmost care be taken to avoid any harm to them, in particular the Dominick Street gate; and

Be it finally resolved that CB2 welcomes PANYNJ's willingness to come again from time to time to provide updates on the project and keep the community abreast of progress, and looks forward to these periodic updates and to working with PANYNJ to achieve the most positive results.

Vote: Unanimous, with 42 Board Members in favor.

Respectfully submitted,

Keen Berger
Secretary
Community Board #2, Manhattan